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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 02, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3332
APPLICANT:	PNS STORES, INC. / BIG LOTS
PARCEL NO.:	2010202313
PARCEL ADDRESS:	00003333 0000MISSION ST,
TOPIC:	
CURRENT ASSESSMENT:	$365,640.00
APPLICANT'S OPINION:	$198,391.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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DATE POSTED
JUN 26 2012
Assessment Appeals Board

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JUN 27 2012
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3498
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 121
PARCEL ADDRESS:	3620 19TH ST, #C-40
TOPIC:	
CURRENT ASSESSMENT:	$404,003.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3499
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 141
PARCEL ADDRESS:	3620 19TH ST, #C-41
TOPIC:	
CURRENT ASSESSMENT:	$832,163.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3548
APPLICANT:	TICKTIN, JUDITH
PARCEL NO.:	4358 026
PARCEL ADDRESS:	0701 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,333,814.00
APPLICANT'S OPINION:	$1,897,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3568
APPLICANT:	PALAZZO, GIOUANNI
PARCEL NO.:	3525 006
PARCEL ADDRESS:	0440 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,084,096.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3577
APPLICANT:	THE ART INSTITUTE OF CA SF
PARCEL NO.:	2010204968
PARCEL ADDRESS:	00001170 0000MARKET ST,
TOPIC:	
CURRENT ASSESSMENT:	$12,229,109.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3578
APPLICANT:	CAPITAN, JOSE
PARCEL NO.:	6635 043
PARCEL ADDRESS:	0707 0711 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,799,778.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3586
APPLICANT:	FREE HUNGARIAN (MAGYAR) REFORMED CHURCH
PARCEL NO.:	5384C022
PARCEL ADDRESS:	0000 V ,
TOPIC:	
CURRENT ASSESSMENT:	$160,920.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3587
APPLICANT:	FREE HUNGARIAN (MAGYAR) REFORMED CHURCH
PARCEL NO.:	5384C001
PARCEL ADDRESS:	0000 V ,
TOPIC:	
CURRENT ASSESSMENT:	$156,686.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3593
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	2831 001
PARCEL ADDRESS:	1200 1204 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,589,430.00
APPLICANT'S OPINION:	$1,500,225.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3601
APPLICANT:	CHAN, JULIE
PARCEL NO.:	4335 005
PARCEL ADDRESS:	2807 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,457,818.00
APPLICANT'S OPINION:	$948,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3637
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,628,132.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4227
APPLICANT:	FARDIS, ALIREZA
PARCEL NO.:	1010 007
PARCEL ADDRESS:	3526 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,553,883.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3576
APPLICANT:	PARKER, TERESA
PARCEL NO.:	2334B021
PARCEL ADDRESS:	2298 CECELIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$1,030,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3773
APPLICANT:	SWEET FAMILY 2004 TRUST
PARCEL NO.:	6909 014
PARCEL ADDRESS:	0100 MONCADA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,580,000.00
APPLICANT'S OPINION:	$1,186,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3792
APPLICANT:	GUNN, PATRICK
PARCEL NO.:	0931 054
PARCEL ADDRESS:	2435 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,576,602.00
APPLICANT'S OPINION:	$1,024,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4027
APPLICANT:	MCAULAY, ROGER
PARCEL NO.:	1231 033
PARCEL ADDRESS:	1621 1623 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,650,062.00
APPLICANT'S OPINION:	$1,210,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4034
APPLICANT:	DASHE, MICHAEL
PARCEL NO.:	3603 066
PARCEL ADDRESS:	0576 LIBERTY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,724,803.00
APPLICANT'S OPINION:	$1,412,400.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4036
APPLICANT:	MCCARTNEY, THOMAS
PARCEL NO.:	3967 039
PARCEL ADDRESS:	0350 ALABAMA ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$995,170.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4045
APPLICANT:	STEYER, JAMES
PARCEL NO.:	1336 035
PARCEL ADDRESS:	0025 W WEST CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,223,784.00
APPLICANT'S OPINION:	$1,510,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4053
APPLICANT:	LEE REVOCABLE TRUST
PARCEL NO.:	1831 057
PARCEL ADDRESS:	1432 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$507,662.00
APPLICANT'S OPINION:	$416,346.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4066
APPLICANT:	SIRIYARN, CHAIWATT
PARCEL NO.:	1772 004
PARCEL ADDRESS:	1327 1329 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,187,803.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4149
APPLICANT:	WU, YU LIAN
PARCEL NO.:	2008 007
PARCEL ADDRESS:	1762 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$733,294.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4155
APPLICANT:	STEYER, JAMES
PARCEL NO.:	1336 035
PARCEL ADDRESS:	0025 W WEST CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,306,103.00
APPLICANT'S OPINION:	$1,572,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4199
APPLICANT:	ESPINOZA, GRACIELA
PARCEL NO.:	5501 068
PARCEL ADDRESS:	3291 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$783,976.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4303
APPLICANT:	BELLEVUE TRUST
PARCEL NO.:	0963 020
PARCEL ADDRESS:	2900 PACIFIC AVE, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,525,446.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4369
APPLICANT:	MARKS, DEBRA
PARCEL NO.:	1692 015
PARCEL ADDRESS:	0875 LA PLAYA , 178
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$534,526.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4387
APPLICANT:	CHEN, JENNY JI-YU
PARCEL NO.:	2820 019
PARCEL ADDRESS:	0124 DELLBROOK AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$664,178.00
APPLICANT'S OPINION:	$595,756.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 2, 2012, at 9:35 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3586	Free Hungarian Reformed Church	Submitted
2010-3587	Free Hungarian Reformed Church	Submitted
2010-3601	Julie Chan	Verbal Stipulation Approved
2010-3637	Benson Hue	Submitted
2010-4227	Alireza Fardis	Submitted

At the hour of 11:00 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3586	Free Hungarian Reformed Church	A.V. Lowered (Board)
2010-3587	Free Hungarian Reformed Church	A.V. Lowered (Board)
2010-3637	Benson Hue	A.V. Lowered by Board, but higher than Assessor's recommended value.
2010-4227	Alireza Fardis	A.V. Lowered by Board, but higher than Assessor's recommended value.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3332	PNS Stores, Inc/Big Lots	Withdrawn
2010-3498	The Mews At Nineteenth	Withdrawn
2010-3499	The Mews At Nineteenth	Withdrawn
2010-3548	Judith Ticktin	Withdrawn
2010-3568	Giouanni Palazzo	Postponed

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Appeal No.	Name	Disposition (continued)
2010-3577	The Art Institute of	Postponed
2010-3578	Jose Capitan	Withdrawn
2010-3593	Gary McMauley	Withdrawn

RECESS

The Board, at the hour of 11:25 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4066	Chiwatt Siriyarn	Submitted
2010-4149	Yu Lian Wu	Submitted
2010-4387	Jenny Ji-Yu Chen	Submitted

At the hour of 2:30 p.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 2:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4066	Chiwatt Siriyarn	A.V. Lowered (Assessor)
2010-4149	Yu Lian Wu	A.V. Lowered (Assessor)
2010-4387	Jenny Ji-Yu Chen	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4027	Roger McAulay	Denied-No Show
2010-4034	Michael Dashe	Denied-No Show
2010-4036	Thomas McCartney	Denied-No Show
2010-4045	James Steyer	Denied-No Show
2010-4155	James Steyer	Denied-No Show
2010-4369	Debra Marks	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3576	Teresa Parker	Withdrawn
2010-3773	Sweet Family 2004 Trust	Postponed
2010-3792	Patrick Gunn	Postponed
2010-4053	Lee Revocable Trust	Withdrawn
2010-4199	Graciela Espinoza	Postponed
2010-4303	Bellevue Trust	Postponed

There being no further business, the Board, at the hour of 2:50 p.m. recessed to reconvene Tuesday, July 3, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 11, 2012

Phone: (415) 554-6778
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0642
APPLICANT:	VALENCIANO, JOSE RAMON
PARCEL NO.:	2987A035
PARCEL ADDRESS:	1337 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,198,812.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JUN 28 2012
SAN FRANCISCO PUBLIC LIBRARY

DATE POSTED
JUN 26 2012
Assessment Appeals Board

GOVERNMENT DOCUMENTS DEPT
JUN 27 2012
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2244
APPLICANT:	ELIZABETH A ENGLAND LIVING TRUST
PARCEL NO.:	0243 062
PARCEL ADDRESS:	0850 POWELL ST, 104
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,482.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2279
APPLICANT:	EDWARD M DOWD 1997 TRUST
PARCEL NO.:	3706 244
PARCEL ADDRESS:	0765 MARKET ST, #037E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,997,092.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2280
APPLICANT:	EDWARD M DOWD 1997 TRUST
PARCEL NO.:	3706 245
PARCEL ADDRESS:	0765 MARKET ST, #037F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,630,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2349
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 072
PARCEL ADDRESS:	2104 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,705.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2350
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 071
PARCEL ADDRESS:	0019 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,316.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2351
APPLICANT:	WU, RONALD
PARCEL NO.:	0181 012
PARCEL ADDRESS:	1036 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,252.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2426
APPLICANT:	TSANG, FRANK
PARCEL NO.:	0635 007
PARCEL ADDRESS:	2426 2430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,885,455.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2427
APPLICANT:	MAHER, BILL
PARCEL NO.:	0518 029
PARCEL ADDRESS:	1973 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,011,517.00
APPLICANT'S OPINION:	$1,520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2688
APPLICANT:	LAIDLAW INC
PARCEL NO.:	3820 002
PARCEL ADDRESS:	0450 IRWIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,478,327.00
APPLICANT'S OPINION:	$8,904,100.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2824
APPLICANT:	ELSTON, GALE
PARCEL NO.:	0074 007
PARCEL ADDRESS:	0850 0854 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,482,168.00
APPLICANT'S OPINION:	$963,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2848
APPLICANT:	SOOD, SUDESH
PARCEL NO.:	3789 730
PARCEL ADDRESS:	0229 BRANNAN ST, #15-D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$928,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2964
APPLICANT:	2223 UNION ST LLC
PARCEL NO.:	0539 034
PARCEL ADDRESS:	2225 2227 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,456.00
APPLICANT'S OPINION:	$1,202,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2969
APPLICANT:	COHEN, ROY
PARCEL NO.:	0576 038
PARCEL ADDRESS:	1896 PACIFIC AVE, 604
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,288,926.00
APPLICANT'S OPINION:	$1,488,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2980
APPLICANT:	HUI, CHRIS
PARCEL NO.:	0570 022
PARCEL ADDRESS:	1623 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,364,810.00
APPLICANT'S OPINION:	$887,782.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2986
APPLICANT:	SHAPIRO, DAVID
PARCEL NO.:	0067 015
PARCEL ADDRESS:	0875 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,448,434.00
APPLICANT'S OPINION:	$942,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 2, 2012, at 1:34 p.m.

Present: Richard Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2848	Sudesh Sood	Verbal Stipulation Approved
2010-2969	Roy Cohen	Submitted

At the hour of 2:18 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:36 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2969	Roy Cohen	A.V. Lowered by the Board, but higher than assessor recommended value; 2-1 vote with Chairperson Morris dissenting to a lower value

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0642	Jose Ramon ValencianoDenied-No Show	
2010-2351	Ronald Wu	Denied-No Show
2010-2427	Bill Maher	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2244	Elizabeth England Living Trust	Withdrawn
2010-2279	Edward Dowd 1997 Trust	Withdrawn
2010-2280	Edward Dowd 1997 Trust	Withdrawn

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Appeal No.	**Name**	**Disposition** (continued)
2010-2349	Leichtling & Stern Family Trust	Postponed
2010-2350	Leichtling & Stern Family Trust	Postponed
2010-2426	Frank Tsang	Withdrawn
2010-2688	Laidlaw, Inc.	Postponed
2010-2824	Gale Elston	Withdrawn
2010-2964	2223 Union St., LLC	Withdrawn
2010-2980	Chris Hui	Withdrawn
2986-	David Shapiro	Withdrawn

There being no further business, the Board, at the hour of 2:45 p.m. recessed to reconvene Thursday, July 5, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 03, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4285
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 001
PARCEL ADDRESS:	0601 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,449,561.00
APPLICANT'S OPINION:	$69,810,599.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4286
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 008
PARCEL ADDRESS:	0625 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,577,905.00
APPLICANT'S OPINION:	$20,956,428.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4420
APPLICANT:	405 HOWARD, LLC
PARCEL NO.:	3737 030
PARCEL ADDRESS:	0405 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$246,663,990.00
APPLICANT'S OPINION:	$175,013,670.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4900
APPLICANT:	SIC HOTEL COMPANY
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	
CURRENT ASSESSMENT:	$143,628,467.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4904
APPLICANT:	SP4 MISSION BAY C/O NATIONAL TAX RESOURCE GROUP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,619,807.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, July 03, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3395
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,928,467.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3396
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,433,883.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3398
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,557,501.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3399
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,009,769.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3403
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A006
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,144,465.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3405
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001L
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,714,160.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3407
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001K
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,327,498.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3518
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,050,706.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3520
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,317,030.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3521
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,502,625.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4211
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	1671 001
PARCEL ADDRESS:	0801 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,310,038.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4223
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	1018 020
PARCEL ADDRESS:	3637 3641 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,982,084.00
APPLICANT'S OPINION:	$3,105,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4226
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	1018 012
PARCEL ADDRESS:	3657 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,840,356.00
APPLICANT'S OPINION:	$1,143,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4228
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	3597 039
PARCEL ADDRESS:	0727 0729 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,738,536.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 3, 2012, at 9:30 a.m.

Present: Louisa Mendoza, John McGary and Edward Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4211	Litke Properties, Inc.	Submitted
2010-4226	Litke Properties, Inc.	Submitted
2010-4228	Litke Properties, Inc.	Submitted

At the hour of 10:35 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 11: 05a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4211	Litke Properties, Inc.	A.V. Lowered (Board)
2010-4226	Litke Properties, Inc.	A.V. Lowered by Board, higher than Assessor's recommended value
2010-4228	Litke Properties, Inc.	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3395	Amerco Real Estate Co.	Postponed
2010-3396	Amerco Real Estate Co.	Postponed
2010-3398	Amerco Real Estate Co.	Postponed
2010-3399	Amerco Real Estate Co.	Postponed
2010-3403	Twenty-Six Sac Self Storage	Postponed
2010-3405	Twenty-Six Sac Self Storage	Postponed
2010-3407	Twenty-Six Sac Self Storage	Postponed

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Appeal No.	Name	Disposition (continued)
2010-3518	Peter Sperling	Postponed
2010-3520	Peter Sperling	Postponed
2010-3521	Sperling Irrevocable Trust	Postponed
2010-4223	Litke Properties, Inc.	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene Friday, July 6, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 05, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0967
APPLICANT:	1045 MISSION LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,150,315.00
APPLICANT'S OPINION:	$26,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JUN 28 2012
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DATE POSTED
JUN 26 2012
Assessment Appeals Board

GOVERNMENT DOCUMENTS DEPT
JUN 27 2012
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2810
APPLICANT:	GOLDEN GATEWAY CENTER
PARCEL NO.:	0200 014
PARCEL ADDRESS:	0100 WASHINGTON ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$33,512,834.00
APPLICANT'S OPINION:	$24,810,863.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2906
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 017
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,201,783.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2908
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 018
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,417,276.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2909
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 019
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,163,848.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3203
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	
CURRENT ASSESSMENT:	$34,780,408.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3206
APPLICANT:	ROSELEE, LLC
PARCEL NO.:	3702 054
PARCEL ADDRESS:	1155 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,931,108.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3423
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0618 004
PARCEL ADDRESS:	1890 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,248,414.00
APPLICANT'S OPINION:	$15,510,323.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3561
APPLICANT:	1045 MISSION LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,076,542.00
APPLICANT'S OPINION:	$22,022,480.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4461
APPLICANT:	LEMBI, FRANK
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,775,533.00
APPLICANT'S OPINION:	$24,777,753.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4463
APPLICANT:	LEMBI, FRANK
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,176,079.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2120
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2121
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2122
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,443,054.00
APPLICANT'S OPINION:	$10,700,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2123
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,871,915.00
APPLICANT'S OPINION:	$10,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1217
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,309,353.00
APPLICANT'S OPINION:	$11,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2840
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,256,037.00
APPLICANT'S OPINION:	$13,979,454.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2841
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,213,692.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2913
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,530,062.00
APPLICANT'S OPINION:	$1,780,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2915
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 008
PARCEL ADDRESS:	1650 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,270,430.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2917
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 009
PARCEL ADDRESS:	1656 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,058,692.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2919
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 010
PARCEL ADDRESS:	1660 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,419,512.00
APPLICANT'S OPINION:	$1,740,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2921
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,737,031.00
APPLICANT'S OPINION:	$1,080,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2922
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011A
PARCEL ADDRESS:	1690 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,763,030.00
APPLICANT'S OPINION:	$1,480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2974
APPLICANT:	TAYLOR, JOHN
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,492,925.00
APPLICANT'S OPINION:	$11,436,054.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3277
APPLICANT:	WESTLAKE DEVELOPMENT CO.
PARCEL NO.:	0163 005
PARCEL ADDRESS:	0909 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,057,740.00
APPLICANT'S OPINION:	$8,716,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3283
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,196,595.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3285
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,328,169.00
APPLICANT'S OPINION:	$15,787,206.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3314
APPLICANT:	989 MARKET STREET LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,256,480.00
APPLICANT'S OPINION:	$16,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3363
APPLICANT:	MOSSER VICTORIAN HOTEL OF ARTS
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,326,108.00
APPLICANT'S OPINION:	$11,062,369.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3428
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0303 001
PARCEL ADDRESS:	0825 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,809,237.00
APPLICANT'S OPINION:	$14,319,030.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, July 5, 2012, at 1:32 p.m.

Present: Richard Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2120	989 Market Street, LLC	Denied
2008-2121	989 Market Street, LLC	Denied
2008-2122	989 Market Street, LLC	Denied
2008-2123	989 Market Street, LLC	Denied
2009-1217	989 Market Street, LLC	Denied
2010-3314	989 Market Street, LLC	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll, having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2974	John Taylor	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2840	Host Hotels & Resorts, Inc.	Postponed
2009-2841	Host Hotels & Resorts, Inc.	Postponed
2010-2913	Pine & Franklin-CA, LLC	Postponed
2010-2915	Pine & Franklin-CA, LLC	Postponed
2010-2917	Pine & Franklin-CA, LLC	Postponed
2010-2919	Pine & Franklin-CA, LLC	Postponed
2010-2921	Pine & Franklin-CA, LLC	Postponed
2010-2922	Pine & Franklin-CA, LLC	Postponed
2010-3277	Westlake Development Co.	Withdrawn

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Appeal No.	**Name**	**Disposition** (continued)
2010-3283	Host Hotels & Resorts, Inc.	Postponed
2010-3285	Host Hotels & Resorts, Inc.	Postponed
2010-3363	Mosser Victorian Hotel of Art	Withdrawn
2010-3428	REF SF Properties, LLC	Withdrawn

There being no further business, the Board, at the hour of 2:20 p.m. recessed to reconvene Monday, July 9, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 09, 2012

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Fax: (415) 554-6775
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3735
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 023
PARCEL ADDRESS:	0893V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$332,952.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JUN 29 2012
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JUN 27 2012
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3740
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 026
PARCEL ADDRESS:	0877V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3741
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 027
PARCEL ADDRESS:	0875V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3743
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 028
PARCEL ADDRESS:	0873V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3757
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 023
PARCEL ADDRESS:	0893V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,911.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3759
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 024
PARCEL ADDRESS:	0885V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$476,411.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3761
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 025
PARCEL ADDRESS:	0881V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$264,673.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3763
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 026
PARCEL ADDRESS:	0877V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3764
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 027
PARCEL ADDRESS:	0875V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3766
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 028
PARCEL ADDRESS:	0873V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4061
APPLICANT:	MAK, CHRIS
PARCEL NO.:	1767 024
PARCEL ADDRESS:	1392 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,747,328.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4146
APPLICANT:	PATEL, NASIR
PARCEL NO.:	5475 005
PARCEL ADDRESS:	6524 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$402,032.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4373
APPLICANT:	BEISCHER, THOMAS
PARCEL NO.:	0970 017
PARCEL ADDRESS:	3529V PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$2,080,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, July 06, 2012
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4315
APPLICANT:	CHIANG, YU-HUNG
PARCEL NO.:	1378 004
PARCEL ADDRESS:	0129 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,277,066.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4324
APPLICANT:	HUA, ANDY
PARCEL NO.:	2353 014
PARCEL ADDRESS:	1444 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,800,313.00
APPLICANT'S OPINION:	$1,300,437.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4348
APPLICANT:	SABATINO, MARK
PARCEL NO.:	5291 001B
PARCEL ADDRESS:	1501 KIRKWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,217,494.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4353
APPLICANT:	TOM, EUGENE
PARCEL NO.:	1214 001
PARCEL ADDRESS:	1301 1303 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,799,777.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4358
APPLICANT:	EXTRA SPACE WEST TWO
PARCEL NO.:	4339 001
PARCEL ADDRESS:	2501 2535 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,591,877.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4360
APPLICANT:	EXTRA SPACE OF FOLSOM STREET LLC
PARCEL NO.:	3517 013
PARCEL ADDRESS:	1400 1450 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,222,542.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4361
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,971,930.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4432
APPLICANT:	CHIN, PETER
PARCEL NO.:	4146 015A
PARCEL ADDRESS:	0992 0998 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,098.00
APPLICANT'S OPINION:	$869,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4435
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,901,351.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4436
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 007
PARCEL ADDRESS:	2040 2042 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,059,653.00
APPLICANT'S OPINION:	$750,962.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4437
APPLICANT:	CHIN, PETER
PARCEL NO.:	3569 008
PARCEL ADDRESS:	2044 2046 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$848,309.00
APPLICANT'S OPINION:	$601,356.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, July 6, 2012, at 9:35 a.m.

Present: Meg Ruxton, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4061	Chris Mak	Submitted
2010-4146	Nasir Patel	Verbal Stipulation Approved

At the hour of 10:20 a.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 10:40 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4061	Chris Mak	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3735	Wei Ming Feng	Postponed
2010-3740	Wei Ming Feng	Postponed
2010-3741	Wei Ming Feng	Postponed
2010-3743	Wei Ming Feng	Postponed
2010-3757	Wei Ming Feng	Postponed
2010-3759	Anna Yu	Postponed
2010-3761	Anna Yu	Postponed

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2010-3763	Wei Ming Feng	Postponed
2010-3764	Wei Ming Feng	Postponed
2010-3766	Wei Ming Feng	Postponed
2010-4373	Thomas Beischer	Withdrawn

RECESS

The Board, at the hour of 10:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Lawrence Lee, Meg Ruxton, and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2010 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4315	Yu-Hung Chiang	Verbal Stipulation Approved
2010-4324	Andy Hua	Verbal Stipulation Approved
2010-4348	Mark Sabatino	Verbal Stipulation Approved
2010-4435	Peter Chin	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4353	Eugene Tom	Withdrawn
2010-4358	Extra space West Two	Postponed
2010-4360	Extra space West Two	Postponed

2010-4361	USA SF Self Storege, DST	Postponed
2010-4432	Peter Chin	Withdrawn
2010-4436	Peter Chin	Withdrawn
2010-4437	Peter Chin	Withdrawn

There being no further business, the Board, at the hour of 2:20 p.m., recessed to reconvene Monday, July 9, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 20, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 09, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1956
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 - 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,112,416.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3057
APPLICANT:	STATE COMPENSATION INSURANCE FUND
PARCEL NO.:	3701 065
PARCEL ADDRESS:	1275 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,162,697.00
APPLICANT'S OPINION:	$28,895,516.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3186
APPLICANT:	AURORA YB LLC
PARCEL NO.:	3751 410
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,088,570.00
APPLICANT'S OPINION:	$55,332,222.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3187
APPLICANT:	FEDERAL DEPOSIT INSURANCE CORP.
PARCEL NO.:	3708 097
PARCEL ADDRESS:	0025 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,004,380.00
APPLICANT'S OPINION:	$19,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3204
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 - 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,003,130.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3446
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 008
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,868,276.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3448
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 009
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,101.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3449
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 010
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,727.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3450
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,359,318.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3452
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 011A
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,113,798.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3453
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 012
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,241,562.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3456
APPLICANT:	DMP CP PLAZA, LLC
PARCEL NO.:	0030 013
PARCEL ADDRESS:	2552 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,417,271.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4483
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,028,794.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONEMENT DENIED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4485
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,472,861.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONEMENT DENIED

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Room 406, City Hall
Monday, July 09, 2012
1:30 PM

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1280
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 - 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,925,415.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3280
APPLICANT:	WFC HOLDINGS CORP
PARCEL NO.:	0312 006
PARCEL ADDRESS:	0744 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,865,986.00
APPLICANT'S OPINION:	$2,666,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3355
APPLICANT:	915 FOLSOM STREET, LLC
PARCEL NO.:	0323 023
PARCEL ADDRESS:	0545 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,559,067.00
APPLICANT'S OPINION:	$4,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3401
APPLICANT:	YU, ANNA
PARCEL NO.:	0656 022A
PARCEL ADDRESS:	2659 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,800,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3410
APPLICANT:	YU, ANNA
PARCEL NO.:	0656 022A
PARCEL ADDRESS:	2659 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,081,724.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3420
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0301 014
PARCEL ADDRESS:	0982 - 0990 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,396,985.00
APPLICANT'S OPINION:	$6,808,077.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3425
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0298 030
PARCEL ADDRESS:	0765 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,753,485.00
APPLICANT'S OPINION:	$4,004,936.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3426
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0320 011
PARCEL ADDRESS:	0750 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,265,368.00
APPLICANT'S OPINION:	$5,532,934.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3487
APPLICANT:	PERFORMING ARTS LLC
PARCEL NO.:	3704 069
PARCEL ADDRESS:	0973 - 0977 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,936,243.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3536
APPLICANT:	166 GRANT, LLC
PARCEL NO.:	0310 017
PARCEL ADDRESS:	0166 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,116,274.00
APPLICANT'S OPINION:	$5,558,136.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3559
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 - 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,901,892.00
APPLICANT'S OPINION:	$5,850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 9, 2012, at 9:30 a.m.

Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1956	Eastopen, Inc.	Verbal Stipulation Approved
2010-3186	Aurora YB LLC	Verbal Stipulation Approved
2010-3204	Eastopen, Inc.	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3057	State Compensation Insurance	Withdrawn
2010-3187	Federal Deposit Insurance Corp.	Postponed
2010-3446	DMP CP Plaza, LLC	Postponed
2010-3448	DMP CP Plaza, LLC	Postponed
2010-3449	DMP CP Plaza, LLC	Postponed
2010-3450	DMP CP Plaza, LLC	Postponed
2010-3452	DMP CP Plaza, LLC	Postponed
2010-3453	DMP CP Plaza, LLC	Postponed
2010-3456	DMP CP Plaza, LLC	Postponed
2010-4483	Westcore Montgomery, LLC	Postponed
2010-4485	Westcore Montgomery, LLC	Postponed

RECESS

The Board, at the hour of 11:50 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2009 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1280	Birkdale, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3280	WFC Holdings Corp	Postponed
2010-3355	915 Folsom Street, LLC	Withdrawn
2010-3401	Anna Yu	Postponed
2010-3410	Anna Yu	Postponed
2010-3420	REF SF Properties, LLC	Postponed
2010-3425	REF SF Properties, LLC	Withdrawn
2010-3426	REF SF Properties, LLC	Postponed
2010-3487	Performing Arts, LLC	Withdrawn
2010-3536	166 Grant, LLC	Withdrawn
2010-3559	Birkdale, LLC	Postponed

There being no further business, the Board, at the hour of 2:12 p.m., recessed to reconvene Tuesday, July 10, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 11, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 09, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4406
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,415,071.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4408
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5087 003A
PARCEL ADDRESS:	2201 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$2,473,100.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4409
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5099 014
PARCEL ADDRESS:	2445 BAYSHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,937,574.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4411
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 002
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,167,352.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4412
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 003
PARCEL ADDRESS:	2555 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,400,824.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4413
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5100 010
PARCEL ADDRESS:	2500 BAY SHORE BLVD,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,930,488.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4414
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 007
PARCEL ADDRESS:	0290V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$74,198.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4416
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5101 006
PARCEL ADDRESS:	0292V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$648,369.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4417
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5102 009
PARCEL ADDRESS:	0222 TUNNEL AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,453,246.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4418
APPLICANT:	VISITACION DEVELOPMENT LLC
PARCEL NO.:	5107 001
PARCEL ADDRESS:	0289V SUNNYDALE AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$134,140.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4569
APPLICANT:	AGUILAR, ALEJANDRO
PARCEL NO.:	6953 007
PARCEL ADDRESS:	0944V CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$449,944.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4769
APPLICANT:	TASHEEM, RUKHSANA
PARCEL NO.:	4941 025
PARCEL ADDRESS:	6201 03RD ST,
TOPIC:	
CURRENT ASSESSMENT:	$303,627.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4903
APPLICANT:	KWOK, HOI POR
PARCEL NO.:	1334 040
PARCEL ADDRESS:	0107 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,901.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 9, 2012, at 1:30 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4569	Alejandro Aguilar	Verbal Stipulation Approved
2010-4769	Rukhsana Tasheem	Submitted

At the hour of 2:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:35 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4769	Rukhsana Tasheem	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4903	Hoi Por Kwok	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4406	Visitacion Development LLC	Postponed
2010-4408	Visitacion Development LLC	Postponed
2010-4409	Visitacion Development LLC	Postponed
2010-4411	Visitacion Development LLC	Postponed

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Appeal No.	Name	Disposition (continued)
2010-4412	Visitacion Development LLC	Postponed
2010-4413	Visitacion Development LLC	Postponed
2010-4414	Visitacion Development LLC	Postponed
2010-4416	Visitacion Development LLC	Postponed
2010-4417	Visitacion Development LLC	Postponed
2010-4418	Visitacion Development LLC	Postponed

There being no further business, the Board, at the hour of 2:40 p.m. recessed to reconvene Tuesday, July 10, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 11, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 10, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4076
APPLICANT:	KLESTOFF, MICHAEL
PARCEL NO.:	1177 010
PARCEL ADDRESS:	0601 - 0605 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,077,355.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4081
APPLICANT:	NUMATA, HISASHI
PARCEL NO.:	2695 011
PARCEL ADDRESS:	0566 - 0570 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,343,208.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4085
APPLICANT:	SIERRA INDUSTRIS WEST LP
PARCEL NO.:	3526 016
PARCEL ADDRESS:	0290 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,843,536.00
APPLICANT'S OPINION:	$2,793,084.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4153
APPLICANT:	SANTANA, ESQUIVEL
PARCEL NO.:	3613 070
PARCEL ADDRESS:	2598 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$697,967.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4157
APPLICANT:	630 TENNESSEE, LLC
PARCEL NO.:	3996 014
PARCEL ADDRESS:	0630 TENNESSEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,194,785.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4206
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	4083 001A
PARCEL ADDRESS:	2345 0000 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,302,142.00
APPLICANT'S OPINION:	$3,240,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4264
APPLICANT:	SEELY, RONALD
PARCEL NO.:	2611 005
PARCEL ADDRESS:	0042 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,245,521.00
APPLICANT'S OPINION:	$1,145,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4302
APPLICANT:	FAIN, ALEXANDER
PARCEL NO.:	1429 001
PARCEL ADDRESS:	0203 - 0205 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,780,770.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4452
APPLICANT:	JBC OF SAN FRANCISCO CA, INC.
PARCEL NO.:	2010203435
PARCEL ADDRESS:	0101 04TH ST, 0100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,702,729.00
APPLICANT'S OPINION:	$443,007.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4507
APPLICANT:	JOHN & LISA PRITZKER FAMILY
PARCEL NO.:	4044 052
PARCEL ADDRESS:	0729 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,153,840.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4607
APPLICANT:	SYMANTEC CORPORATION
PARCEL NO.:	2010205246
PARCEL ADDRESS:	0303 02ND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,944,479.00
APPLICANT'S OPINION:	$9,484,479.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4620
APPLICANT:	LAUREL SPE
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,538,222.00
APPLICANT'S OPINION:	$6,602,064.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4665
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2010204183
PARCEL ADDRESS:	0199 FREMONT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,408,829.00
APPLICANT'S OPINION:	$4,807,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4895
APPLICANT:	HD SUPPLY INC.
PARCEL NO.:	2010207907
PARCEL ADDRESS:	00200 JENNINGS ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,762,664.00
APPLICANT'S OPINION:	$460,932.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 10, 2012, at 9:30 a.m.

Present: Joyce Lewis, Scott Spertzel and Mark Watts

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4153	Esquivel Santana	Verbal Stipulation Approved
2010-4206	Litke Properties, Inc.	Submitted
2010-4264	Ronald Seely	Verbal Stipulation Approved
2010-4302	Alexander Fain	Verbal Stipulation Approved

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At the hour of 10:20 a.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 10:35a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4206	Litke Properties, Inc.	A.V. Lowered by Board, higher than Assessor's recommended value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4076	Michael Klestoff	Withdrawn
2010-4081	Hisashi Numata	Postponed
2010-4085	Sierra Industris West LP	Withdrawn
2010-4157	630 Tennessee, LLC	Withdrawn
2010-4452	JBC of San Francisco Ca, Inc.	Withdrawn
2010-4507	John & Lisa Pritzker Family	Postponed
2010-4607	Symantec Corporation	Withdrawn

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Appeal No.	**Name**	**Disposition** (continued)
2010-4620	Laurel Spe	Withdrawn
2010-4665	AON Services Corp	Postponed
2010-4895	HD Supply Inc.	Postponed

There being no further business, the Board, at the hour of 10:40 a.m. recessed to reconvene Wednesday, July 11, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 18, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 10, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3566
APPLICANT:	CIANCIARULO, RONALDO
PARCEL NO.:	3704 094
PARCEL ADDRESS:	0410 JESSIE ST, #702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3276
APPLICANT:	PRESTA, BARBARA
PARCEL NO.:	0473 008
PARCEL ADDRESS:	1324 - 1326 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,034,959.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3294
APPLICANT:	LAUB, ARNOLD
PARCEL NO.:	0599 082
PARCEL ADDRESS:	2040 FRANKLIN ST, 1101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$773,072.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3302
APPLICANT:	MADAN, SANJEEV
PARCEL NO.:	0656 046
PARCEL ADDRESS:	2556 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$863,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3346
APPLICANT:	2618-22 GOUGH STREET LLC
PARCEL NO.:	0545 011
PARCEL ADDRESS:	2618 - 2622 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,801,120.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3356
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0604 018
PARCEL ADDRESS:	2370 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,107,925.00
APPLICANT'S OPINION:	$5,002,430.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3414
APPLICANT:	ANDREW, JAMES
PARCEL NO.:	0557 062
PARCEL ADDRESS:	2151 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,158,243.00
APPLICANT'S OPINION:	$3,066,001.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3533
APPLICANT:	CIANCIARULO, RONALDO
PARCEL NO.:	3704 094
PARCEL ADDRESS:	0410 JESSIE ST, #702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,087,542.00
APPLICANT'S OPINION:	$595,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4029
APPLICANT:	CANADA, JOANNA
PARCEL NO.:	0851 049
PARCEL ADDRESS:	0225 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,791.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4068
APPLICANT:	LEPINARD, SEBASTIEN
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 - 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,357,915.00
APPLICANT'S OPINION:	$5,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4623
APPLICANT:	FOX, MARILYN
PARCEL NO.:	0311 086
PARCEL ADDRESS:	0690 MARKET ST, #1704
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,555,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4660
APPLICANT:	TARGET VELOCITY COMPANIES LLC
PARCEL NO.:	0089 003
PARCEL ADDRESS:	1753 - 1755 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,741,548.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4669
APPLICANT:	SHEIKH, ZUBAIR
PARCEL NO.:	0311 084
PARCEL ADDRESS:	0690 MARKET ST, #1702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,548,962.00
APPLICANT'S OPINION:	$1,045,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4716
APPLICANT:	LYON, DAWN
PARCEL NO.:	0459 026
PARCEL ADDRESS:	1500 BAY ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$625,000.00
APPLICANT'S OPINION:	$542,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4740
APPLICANT:	PAISLEY, JEFFREY
PARCEL NO.:	0059 182
PARCEL ADDRESS:	0150 - 0156 LOMBARD ST, 14
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 10, 2012, at 1:30 p.m.

Present: Diane Robinson, Lawrence Lee and Richard Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3276	Barbara Presta	Submitted
2010-3302	Sanjeev Madan	A.V. Lowered (Board)
2010-4660	Target Velocity Companies	Verbal Stipulation Approved

At the hour of 2:50 p.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 3:20p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3276	Barbara Presta	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3294	Arnold Laub	Denied-No Show
2010-4623	Marilyn Fox	Denied-No Show
2010-4669	Zubair Sheikh	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3566	Ronaldo Cianciarulo	Postponed
2010-3346	2618-22 Gough St LLC	Withdrawn
2010-3356	Plaza Group, LLC	Withdrawn
2010-3414	James Andrew	Withdrawn
2010-3533	Ronaldo Cianciarulo	Postponed
2010-4029	Joanna Canada	Postponed

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Appeal No.	Name	Disposition (continued)
2010-4068	Sebastien Lepinard	Postponed
2010-4716	Dawn Lyon	Postponed
2010-4740	Jeffrey Paisley	Postponed

There being no further business, the Board, at the hour of 3:25 p.m. recessed to reconvene Wednesday, July 11, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 13, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 11, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3340
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 055
PARCEL ADDRESS:	1045 - 1059 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,275,894.00
APPLICANT'S OPINION:	$1,550,594.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3341
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 056
PARCEL ADDRESS:	1041A BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,122,131.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3343
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 057
PARCEL ADDRESS:	1041 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$761,593.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3357
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0551 014
PARCEL ADDRESS:	1640 VALLEJO ST,
TOPIC:	
CURRENT ASSESSMENT:	$3,164,520.00
APPLICANT'S OPINION:	$2,002,408.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3418
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0298 003
PARCEL ADDRESS:	0625 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,549,244.00
APPLICANT'S OPINION:	$2,171,785.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3430
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0216 025
PARCEL ADDRESS:	1449 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,813,121.00
APPLICANT'S OPINION:	$2,002,518.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3485
APPLICANT:	1268-1270 LOMBARD ST LLC
PARCEL NO.:	0500 015
PARCEL ADDRESS:	1268 - 1270 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,317,770.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3500
APPLICANT:	EVANS, GEORGEAN
PARCEL NO.:	0734 005
PARCEL ADDRESS:	1223 - 1233 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,399,176.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3532
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,032,397.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3542
APPLICANT:	SHAUN SUPANICH TRUST
PARCEL NO.:	0644 006
PARCEL ADDRESS:	1427 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,431,900.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3560
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 017
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,767.00
APPLICANT'S OPINION:	$468,042.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3562
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 018
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,767.00
APPLICANT'S OPINION:	$177,603.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3564
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 019
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,767.00
APPLICANT'S OPINION:	$82,086.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3566
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 020
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,767.00
APPLICANT'S OPINION:	$98,994.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3567
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 021
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,767.00
APPLICANT'S OPINION:	$283,331.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3584
APPLICANT:	HUNG ON TONG SOCIETY
PARCEL NO.:	0194 001
PARCEL ADDRESS:	0851 - 0861 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,880,161.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3585
APPLICANT:	FOOK CHONG HONG FRIENDLY SOCIETY
PARCEL NO.:	0814 003
PARCEL ADDRESS:	0045 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,101,239.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3597
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0605 006
PARCEL ADDRESS:	2313 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,493,787.00
APPLICANT'S OPINION:	$1,800,720.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3835
APPLICANT:	BARONE, MAURIZIO
PARCEL NO.:	0612 035
PARCEL ADDRESS:	2322 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,795,242.00
APPLICANT'S OPINION:	$1,273,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, July 11, 2012, at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3542	Shaun Supanich Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3584	Hung On Tong Society	Denied-No Show
2010-3585	Fook Chong Hong Friendly	Denied-No Show
2010-3835	Maurizio Barone	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3340	Charles Mosser	Withdrawn
2010-3341	Charles Mosser	Withdrawn
2010-3343	Charles Mosser	Withdrawn
2010-3357	Charles Mosser	Withdrawn
2010-3418	REF SF Properties LLC	Withdrawn
2010-3430	REF SF Properties LLC	Withdrawn
2010-3485	1268-1270 Lombard St LLC	Withdrawn
2010-3500	Georgean Evans	Withdrawn
2010-3532	Buddha Properties LLC	Postponed
2010-3560	627 Vallejo St, LLC	Postponed
2010-3562	627 Vallejo St, LLC	Postponed
2010-3564	627 Vallejo St, LLC	Postponed
2010-3566	627 Vallejo St, LLC	Postponed
2010-3567	627 Vallejo St, LLC	Postponed
2010-3597	Gary McCauley	Withdrawn

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There being no further business, the Board, at the hour of 10:30 a.m. recessed to reconvene Friday, July 13, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 13, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 11, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4150
APPLICANT:	GUTIERREZ, GLENDA
PARCEL NO.:	3641 021
PARCEL ADDRESS:	3166 - 3168 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4156
APPLICANT:	GUTIERREZ, GLENDA
PARCEL NO.:	3641 021
PARCEL ADDRESS:	3166 3168 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,242.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT DOCUMENTS DEPT
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SAN FRANCISCO PUBLIC LIBRARY
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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4395
APPLICANT:	HOUSDEN, ROBERT
PARCEL NO.:	2890 014
PARCEL ADDRESS:	0685 LAGUNA HONDA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4403
APPLICANT:	KIM, TAE JUNG
PARCEL NO.:	2901A057
PARCEL ADDRESS:	0015 TERESITA BLVD, 7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$569,845.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4552
APPLICANT:	GHIELMETTI, JAMES
PARCEL NO.:	0968 005
PARCEL ADDRESS:	3736 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,937,910.00
APPLICANT'S OPINION:	$4,670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4613
APPLICANT:	LIU, DAVID
PARCEL NO.:	1462 030
PARCEL ADDRESS:	0464 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,517,979.00
APPLICANT'S OPINION:	$1,207,191.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4695
APPLICANT:	KOSMOWSKI, ERON
PARCEL NO.:	0991 049
PARCEL ADDRESS:	3953 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4700
APPLICANT:	WALSH, TIMOTHY
PARCEL NO.:	6632 019
PARCEL ADDRESS:	0254 DAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,801,121.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4701
APPLICANT:	RUMP, THOMAS
PARCEL NO.:	0928 056
PARCEL ADDRESS:	2143 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,556,902.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4722
APPLICANT:	KRESAL, SHAWN
PARCEL NO.:	1434 053
PARCEL ADDRESS:	0309 02ND AVE, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,282,154.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4750
APPLICANT:	AHMAD, AFZAL
PARCEL NO.:	3556 155
PARCEL ADDRESS:	0360 GUERRERO ST, 106
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$508,170.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4763
APPLICANT:	NORRIS, CHRIS
PARCEL NO.:	6357 010
PARCEL ADDRESS:	0126 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,000.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4776
APPLICANT:	ANTUNOVICH, DAVID
PARCEL NO.:	5338 043
PARCEL ADDRESS:	1743 QUESADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 11, 2012, at 1:32 p.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4403	Tae Jung Kim	Submitted
2010-4552	James Ghielmetti	Submitted
2010-4701	Thomas Rump	Verbal Stipulation Approved
2010-4722	Shawn Kresal	Verbal Stipulation Approved

At the hour of 2:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:35 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4403	Tae Jung Kim	A.V. Lowered (Assessor)
2010-4552	James Ghielmetti	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4150	Glenda Gutierrez	Denied-No Show
2010-4156	Glenda Gutierrez	Denied-No Show
2010-4395	Robert Housden	Denied-No Show
2010-4613	David Liu	Denied-No Show
2010-4763	Chris Norris	Denied-No Show
2010-4776	David Antunovich	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4695	Eron Kosmowski	Withdrawn
2010-4700	Timothy Walsh	Withdrawn
2010-4750	Afzal Ahmad	Withdrawn

There being no further business, the Board, at the hour of 2:42 p.m. recessed to reconvene Thursday, July 12, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 12, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, July 12, 2012
9:30 AM (All Day)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4297
APPLICANT:	MELLETT, ROBERT
PARCEL NO.:	5278 027
PARCEL ADDRESS:	4343 03RD ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,678.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4299
APPLICANT:	MELLETT, ROBERT
PARCEL NO.:	5278 028
PARCEL ADDRESS:	4343 03RD ST, B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$267,585.00
APPLICANT'S OPINION:	$90,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4301
APPLICANT:	3730 WASHINGTON TRUST
PARCEL NO.:	0988 026
PARCEL ADDRESS:	3730 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,000,000.00
APPLICANT'S OPINION:	$8,550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4372
APPLICANT:	CASTON, SUSAN
PARCEL NO.:	3541 076
PARCEL ADDRESS:	0841 - 0845 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,283,138.00
APPLICANT'S OPINION:	$2,010,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4394
APPLICANT:	LEE, JEFFREY
PARCEL NO.:	2443 011
PARCEL ADDRESS:	2579 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$809,588.00
APPLICANT'S OPINION:	$744,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4512
APPLICANT:	RAMIREZ, FEDERICO
PARCEL NO.:	3076 033
PARCEL ADDRESS:	0024 YERBA BUENA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,727,785.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4754
APPLICANT:	COLLADO, ENRIQUE
PARCEL NO.:	1275 075
PARCEL ADDRESS:	0427 CARL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,077,216.00
APPLICANT'S OPINION:	$701,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4768
APPLICANT:	SOK, MAY
PARCEL NO.:	2329 009B
PARCEL ADDRESS:	2274 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4801
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	3590 048
PARCEL ADDRESS:	0372 - 0374 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$945,551.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4818
APPLICANT:	JAWID, NASIR
PARCEL NO.:	3092 048
PARCEL ADDRESS:	0471 JOOST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4820
APPLICANT:	IRONS, LAUREN
PARCEL NO.:	6554 031
PARCEL ADDRESS:	0355 CLIPPER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,455,702.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4838
APPLICANT:	FIGI, SHARI
PARCEL NO.:	1046 046
PARCEL ADDRESS:	2950 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,877,736.00
APPLICANT'S OPINION:	$1,549,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4844
APPLICANT:	POINDEXTER, JAY
PARCEL NO.:	3590 073
PARCEL ADDRESS:	0340 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,610,889.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4847
APPLICANT:	SNEAD, KIMBERLY
PARCEL NO.:	1258 019
PARCEL ADDRESS:	0135 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,652,897.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4887
APPLICANT:	HUGHES, EDWARD
PARCEL NO.:	3582 017
PARCEL ADDRESS:	4014 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,101,461.00
APPLICANT'S OPINION:	$661,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

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Room 406, City Hall
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1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4460
APPLICANT:	LEMBI, FRANK
PARCEL NO.:	0913 027
PARCEL ADDRESS:	1895 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,207,254.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4479
APPLICANT:	MANNING, SIMON
PARCEL NO.:	0979 018
PARCEL ADDRESS:	2874 - 2878 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,428,967.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4487
APPLICANT:	PATEL, VINAY
PARCEL NO.:	3569 004
PARCEL ADDRESS:	2026 - 2030 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,511,813.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4493
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3507 042
PARCEL ADDRESS:	SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,738,300.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4498
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	4021 002
PARCEL ADDRESS:	0650 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,186,067.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4520
APPLICANT:	PATEL, VINAY
PARCEL NO.:	3569 004
PARCEL ADDRESS:	2026 - 2030 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4535
APPLICANT:	JS SULLIVAN
PARCEL NO.:	7126A037
PARCEL ADDRESS:	3981 ALEMANY BLVD, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$306,000.00
APPLICANT'S OPINION:	$152,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4585
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2010200645
PARCEL ADDRESS:	VARIOUS LOCATIONS , 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,709,368.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4586
APPLICANT:	CLEAR CHANNEL BROADCASTING INC.
PARCEL NO.:	2010203909
PARCEL ADDRESS:	VARIOUS LOCATIONS ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,088,007.00
APPLICANT'S OPINION:	$6,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4588
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2010202293
PARCEL ADDRESS:	0500 SANSOME ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,754,356.00
APPLICANT'S OPINION:	$645,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4663
APPLICANT:	LUM, KAREN
PARCEL NO.:	1611 001
PARCEL ADDRESS:	3201 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,660.00
APPLICANT'S OPINION:	$787,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4667
APPLICANT:	LAMM, WILLIAM
PARCEL NO.:	1334 023
PARCEL ADDRESS:	0144 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,991,371.00
APPLICANT'S OPINION:	$1,295,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4704
APPLICANT:	J F HOLDINGS LLC
PARCEL NO.:	0947 012
PARCEL ADDRESS:	2758 - 2760 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,381,406.00
APPLICANT'S OPINION:	$1,429,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4770
APPLICANT:	STEAM & PLUMBING SERVICE CORPO
PARCEL NO.:	5237 012
PARCEL ADDRESS:	1395 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,167,353.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4772
APPLICANT:	STEAM & PLUMBING SERVICE CORPO
PARCEL NO.:	5237 035
PARCEL ADDRESS:	0419V MENDELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$466,941.00
APPLICANT'S OPINION:	$281,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, July 12, 2012, at 9:37 a.m.

Present: John McGary, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4301	3730 Washington Street Trust	Verbal Stipulation Approved
2010-4838	Shari Figi	Submitted
2010-4844	Jay Poindexter	Submitted

At the hour of 10:38 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4838	Shari Figi	A.V. Lowered (Board)
2010-4844	Jay Poindexter	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4297	Robert Mellett	Denied-No Show
2010-4299	Robert Mellett	Denied-No Show
2010-4394	Jeffrey Lee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4372	Susan Caston	Withdrawn
2010-4512	Federico Ramirez	Postponed
2010-4754	Enrique Collado	Withdrawn

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Appeal No.	Name	Disposition (continued)
2010-4768	May Sok	Withdrawn
2010-4801	Darren Machule	Postponed
2010-4818	Nasir Jawid	Withdrawn
2010-4820	Lauren Irons	Withdrawn
2010-4847	Kimberly Snead	Withdrawn
2010-4887	Edward Hughes	Withdrawn

RECESS

The Board, at the hour of 11:02 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: John McGary, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4704	JF Holdings LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4460	Frank Lembi	Postponed
2010-4479	Simon Manning	Withdrawn
2010-4487	Vinay Patel	Withdrawn
2010-4493	Paul Sussman	Postponed
2010-4498	Paul Sussman	Withdrawn
2010-4520	Vinay Patel	Withdrawn
2010-4535	JS Sullivan	Postponed
2010-4585	CBS Outdoor, Inc.	Postponed
2010-4586	Clear Channel Broadcasting	Postponed

Appeal No.	Name	Disposition (continued)
2010-4588	Ascent Media Group, Inc.	Postponed
2010-4663	Karen Lum	Withdrawn
2010-4667	William Lamm	Withdrawn
2010-4770	Steam & Plumbing Service Corp	Withdrawn
2010-4772	Steam & Plumbing Service Corp	Withdrawn

There being no further business, the Board, at the hour of 1:52 p.m. recessed to reconvene Monday, July 16, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 16, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 13, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3235
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 105
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,535,200.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3236
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 155
PARCEL ADDRESS:	0315 - 0327 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,404,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3237
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 112
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3156
APPLICANT:	BLOCK, GENE
PARCEL NO.:	0580 082
PARCEL ADDRESS:	2200 PACIFIC AVE, 9A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,615.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4477
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 105
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,441,501.00
APPLICANT'S OPINION:	$19,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4480
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 112
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,075,868.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4481
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 155
PARCEL ADDRESS:	0315 - 0327 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,379,342.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5313
APPLICANT:	CAFFERKEY, FRANK
PARCEL NO.:	4329 018
PARCEL ADDRESS:	2550 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,745,316.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, July 13, 2012
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4422
APPLICANT:	BAUER, MARY
PARCEL NO.:	0114 034
PARCEL ADDRESS:	0375 0379 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,562.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4430
APPLICANT:	CHAN, KENNEDY
PARCEL NO.:	0336 020
PARCEL ADDRESS:	0245 0259 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,351,859.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4431
APPLICANT:	CHAN, KENNEDY
PARCEL NO.:	0163 013
PARCEL ADDRESS:	1020 1028 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,615,186.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4433
APPLICANT:	CHIN, PETER
PARCEL NO.:	0838 004
PARCEL ADDRESS:	0131 0135 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,187,232.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4466
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0190 021
PARCEL ADDRESS:	1025 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,497,430.00
APPLICANT'S OPINION:	$1,113,978.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4468
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0854 005
PARCEL ADDRESS:	1670 1680 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,536,944.00
APPLICANT'S OPINION:	$2,504,011.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4469
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0820 002
PARCEL ADDRESS:	0600 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,569,750.00
APPLICANT'S OPINION:	$2,508,117.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4499
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	0331 010
PARCEL ADDRESS:	0210V TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,009,010.00
APPLICANT'S OPINION:	$5,606,307.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4518
APPLICANT:	PACIFIC CONVENIENCE
PARCEL NO.:	3733 093
PARCEL ADDRESS:	0266 0286 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,847,168.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, July 13, 2012, at 9:30 a.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3156	Gene Block	A.V. Lowered (Assessor)
2010-5313	Frank Cafferkey	Continued due to Controlling Litigation in Superior Court

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3235	795 Folsom, LLC	Postponed
2009-3236	795 Folsom, LLC	Postponed
2009-3237	795 Folsom, LLC	Postponed
2010-4477	795 Folsom, LLC	Postponed
2010-4480	795 Folsom, LLC	Postponed
2010-4481	795 Folsom, LLC	Postponed

RECESS

The Board, at the hour of 11:00 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Edward Campaña, Lawrence Lee and Diane Robinson,

Quorum present

Chairperson: Diane Robinson, Presiding

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On the following listed applications for change in the assessed valuation of property affecting the 2010 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4494	Paul Sussman	Verbal Stipulation Approved
2010-4495	Paul Sussman	Verbal Stipulation Approved
2010-4496	Paul Sussman	Verbal Stipulation Approved
2010-4499	Paul Sussman	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4422	Mary Bauer	Withdrawn
2010-4430	Kennedy Chan	Withdrawn
2010-4431	Kennedy Chan	Withdrawn
2010-4433	Peter Chin	Withdrawn
2010-4466	Fred Levinson	Withdrawn
2010-4468	Fred Levinson	Withdrawn
2010-4469	Fred Levinson	Withdrawn
2010-4472	Benjamin Liu	Withdrawn
2010-4489	Bryant Phuong	Postponed
2010-4497	Paul Sussman	Withdrawn
2010-4518	Pacific Convenience	Withdrawn

There being no further business, the Board, at the hour of 1:54 p.m., recessed to reconvene Tuesday, July 17, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 17, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 16, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3306
APPLICANT:	SAFEWAY INC.
PARCEL NO.:	1691 019
PARCEL ADDRESS:	0850 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,129,158.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3295
APPLICANT:	SAFEWAY INC.
PARCEL NO.:	1691 019
PARCEL ADDRESS:	0850 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,976,866.00
APPLICANT'S OPINION:	$6,876,454.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4271
APPLICANT:	H.A.N. REAL ESTATE INVESTMENTS
PARCEL NO.:	1565 012B
PARCEL ADDRESS:	0595 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,543,956.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4296
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1379 034A
PARCEL ADDRESS:	1845 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,569.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4298
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,598,466.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4300
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1230 019
PARCEL ADDRESS:	0532 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,209.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4400
APPLICANT:	MIHAL, RADO
PARCEL NO.:	1739 026
PARCEL ADDRESS:	1098 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,831,648.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4641
APPLICANT:	HAL 2101 BAY SF LLC
PARCEL NO.:	0928 001
PARCEL ADDRESS:	2101 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,520,542.00
APPLICANT'S OPINION:	$3,318,042.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4644
APPLICANT:	HAL 427 - 34TH SF LLC
PARCEL NO.:	1466 047
PARCEL ADDRESS:	0427 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,641,071.00
APPLICANT'S OPINION:	$1,340,071.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4661
APPLICANT:	JETRO CASH & CARRY D/B/A RESTAURANT DEPOT
PARCEL NO.:	4343 002
PARCEL ADDRESS:	2045 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,257,258.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4674
APPLICANT:	ZIONS BANK
PARCEL NO.:	3525 060
PARCEL ADDRESS:	0455 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,153,767.00
APPLICANT'S OPINION:	$576,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4706
APPLICANT:	NIXON-EGLI EQUIPMENT CO.
PARCEL NO.:	2010207557
PARCEL ADDRESS:	VARIOUS LOCATIONS ,
TOPIC:	
CURRENT ASSESSMENT:	$612,642.00
APPLICANT'S OPINION:	$524,489.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4752
APPLICANT:	NOE VISTA, LLC
PARCEL NO.:	3211 010A
PARCEL ADDRESS:	0270V OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$781,315.00
APPLICANT'S OPINION:	$548,936.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4767
APPLICANT:	NOE VISTA, LLC
PARCEL NO.:	1364 048
PARCEL ADDRESS:	4201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,129.00
APPLICANT'S OPINION:	$1,512,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5327
APPLICANT:	ELIZABETH ANN CHAMBERLAIN TRUST
PARCEL NO.:	6637 011A
PARCEL ADDRESS:	0250 30TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B.Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 16, 2012, at 9:55 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4296	Khavul Family 2000 Revoc Trust	Submitted
2010-4298	Khavul Family 2000 Revoc Trust	Postponed at Hearing
2010-4400	Rado Mihal	Submitted
2010-4752	Noe Vista, LLC	Submitted
2010-4767	Noe Vista, LLC	Submitted

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At the hour of 11:10 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 11:35a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4296	Khavul Family 2000 Revoc Trust	A.V.Lowered (Assessor)
2010-4400	Rado Mihal	A.V.Lowered by Board, higher than Assessor's recommended value
2010-4752	Noe Vista, LLC	Denied
2010-4767	Noe Vista, LLC	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4271	H.A.N. Real Estate Investments	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3306	Safeway Inc.	Postponed
2010-3295	Safeway Inc.	Postponed
2010-4300	Khavul Family 2000 Revoc Trust	Withdrawn
2010-4641	Hal 2101 Bay SF LLC	Postponed
2010-4644	Hal 427 – 34th SF LLC	Postponed
2010-4661	Jetro Cash & Carry D/B/A Resta	Postponed
2010-4674	Zions Bank	Postponed
2010-4706	Nixon-Egli Equipment Co.	Withdrawn
2010-5327	Elizabeth Ann Chamberlain Tr	Postponed

There being no further business, the Board, at the hour of 11:40 a.m. recessed to reconvene Wednesday, July 18, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 27, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 17, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3121
APPLICANT:	FREMONT DEVELOPMENT FUNDING CO
PARCEL NO.:	3719 010
PARCEL ADDRESS:	0183 - 0187 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,323,200.00
APPLICANT'S OPINION:	$4,070,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3553
APPLICANT:	MARINA BEACH, LLC
PARCEL NO.:	0581 008B
PARCEL ADDRESS:	2360 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,342,151.00
APPLICANT'S OPINION:	$11,119,429.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4015
APPLICANT:	SCHWENSIU PROPERTY LTD
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 - 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,426,130.00
APPLICANT'S OPINION:	$5,850,325.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4016
APPLICANT:	SCHWENSIU PROPERTY LTD
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,837,205.00
APPLICANT'S OPINION:	$1,959,675.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4094
APPLICANT:	JACKSON PLACE ASSOCIATES LP
PARCEL NO.:	0174 003
PARCEL ADDRESS:	0617 - 0643 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,440,792.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4154
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 - 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,059,143.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4203
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0238 006
PARCEL ADDRESS:	0350 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,944,921.00
APPLICANT'S OPINION:	$20,209,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4218
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0314 006
PARCEL ADDRESS:	0180 - 0190 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,116,276.00
APPLICANT'S OPINION:	$7,738,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4229
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,404,399.00
APPLICANT'S OPINION:	$9,371,400.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4475
APPLICANT:	FREMONT DEVELOPMENT FUNDING CO
PARCEL NO.:	3719 010
PARCEL ADDRESS:	0183 - 0187 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,303,474.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4712
APPLICANT:	539 BRYANT LLC
PARCEL NO.:	3776 041
PARCEL ADDRESS:	0539 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,465,221.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4837
APPLICANT:	140 PARTNERS LP
PARCEL NO.:	3722 003
PARCEL ADDRESS:	0132 - 0140 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,469,543.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5079
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	3725 097
PARCEL ADDRESS:	0110 05TH ST,
TOPIC:	
CURRENT ASSESSMENT:	$13,957,893.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5085
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	3777 045
PARCEL ADDRESS:	0598 BRANNAN ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,214,030.00
APPLICANT'S OPINION:	$2,125,100.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5305
APPLICANT:	FREMONT DEVELOPMENT FUNDING CO
PARCEL NO.:	3719 011
PARCEL ADDRESS:	0177 - 0181 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,087,981.00
APPLICANT'S OPINION:	$5,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5306
APPLICANT:	FREMONT DEVELOPMENT FUNDING CO
PARCEL NO.:	3719 011
PARCEL ADDRESS:	0177 - 0181 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,126,200.00
APPLICANT'S OPINION:	$5,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 17, 2012, at 9:34 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3553	Marina Beach, LLC	Submitted
2010-4203	Litke Properties, Inc.	Submitted
2010-4712	539 Bryant LLC	Verbal Stipulation Approved

At the hour of 11:00 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3553	Marina Beach, LLC	A.V.Lowered (Board)
2010-4203	Litke Properties, Inc.	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3121	Fremont Development Funding	Withdrawn
2010-4015	Schwensiu Property Ltd	Withdrawn
2010-4016	Schwensiu Property Ltd	Withdrawn
2010-4094	Jackson Place Associates LP	Withdrawn
2010-4154	Venystate, Inc.	Withdrawn
2010-4218	Litke Properties, Inc.	Withdrawn
2010-4229	Litke Properties, Inc.	Withdrawn
2010-4475	Fremont Development Funding	Withdrawn
2010-4837	140 Partners LP	Withdrawn
2009-5079	Hearst Communications Inc.	Withdrawn
2010-5085	Hearst Communications Inc.	Withdrawn

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Appeal No.	Name	Disposition (continue)
2010-5305	Fremont Development Funding	Withdrawn
2010-5306	Fremont Development Funding	Withdrawn

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene Thursday, July 19, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 18, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4584
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2010200898
PARCEL ADDRESS:	0160 JEFFERSON ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,150,062.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4707
APPLICANT:	LEONG, BOWMAN
PARCEL NO.:	1074 016
PARCEL ADDRESS:	2562 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,844,364.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4759
APPLICANT:	WONG, WILLIE
PARCEL NO.:	1408 013
PARCEL ADDRESS:	0395 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,381,343.00
APPLICANT'S OPINION:	$1,603,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4799
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	3649 011
PARCEL ADDRESS:	1090 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,446,564.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4803
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	6793 011
PARCEL ADDRESS:	1794 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$799,099.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4812
APPLICANT:	REAY, NORMA
PARCEL NO.:	3584 087
PARCEL ADDRESS:	3939 - 3943 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,349,315.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4872
APPLICANT:	375 RHODE ISLAND LLC
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,677,171.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4906
APPLICANT:	BEBEK, SHARON
PARCEL NO.:	4941 001
PARCEL ADDRESS:	3000 JENNINGS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$579,669.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4939
APPLICANT:	HOPE EVANGELICAL FREE CHURCH
PARCEL NO.:	2071 001
PARCEL ADDRESS:	1811 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,102,937.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4979
APPLICANT:	SEB INVESTMENT GMBH
PARCEL NO.:	2010205929
PARCEL ADDRESS:	0225 BUSH ST, 0320
TOPIC:	
CURRENT ASSESSMENT:	$8,250,199.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5057
APPLICANT:	BRIDGESTONE AMERICAS INC.
PARCEL NO.:	1069 013
PARCEL ADDRESS:	2800 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,038,009.00
APPLICANT'S OPINION:	$726,606.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5100
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010200599
PARCEL ADDRESS:	4023 24TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$71,854.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5226
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 - 2449 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,302,808.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 18, 2012, at 9:30 a.m.

Present: Mark Watts, Scott Spertzel and Richard Lee

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present, the Board heard evidence and testimony in support of the verbal stipulation agreement between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4707	Bowman Leong	Verbal Stipulation Approved
2010-4799	Darren Machule	Verbal Stipulation Approved
2010-4803	Darren Machule	Verbal Stipulation Approved
2010-4872	539 Bryant LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4812	Norma Reay	Denied-No Show
2010-4906	Sharon Bebek	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4584	Boudin Properties, Inc.	Withdrawn
2010-4759	Willie Wong	Postponed
2010-4939	Hope Evangelical Free Church	Withdrawn
2010-4979	SEB Investment GMBH	Postponed
2010-5057	Bridgestone Americas Inc.	Withdrawn
2010-5100	Wells Fargo Bank	Withdrawn
2010-5226	Denis Murphy	Postponed

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There being no further business, the Board, at the hour of 10:20 a.m. recessed to reconvene Friday, July 20, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 25, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 18, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4924
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 147
PARCEL ADDRESS:	2185 MARKET ST, #1
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$487,076.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4925
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 147
PARCEL ADDRESS:	2185 MARKET ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$616,816.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4926
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 148
PARCEL ADDRESS:	2185 MARKET ST, #2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$547,000.00
APPLICANT'S OPINION:	$394,906.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4927
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 148
PARCEL ADDRESS:	2185 MARKET ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$602,494.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4928
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 149
PARCEL ADDRESS:	2185 MARKET ST, #3
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$575,000.00
APPLICANT'S OPINION:	$538,621.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4929
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 149
PARCEL ADDRESS:	2185 MARKET ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$633,338.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4930
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 150
PARCEL ADDRESS:	2185 MARKET ST, #4
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$585,000.00
APPLICANT'S OPINION:	$413,071.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4931
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 150
PARCEL ADDRESS:	2185 MARKET ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$644,356.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4932
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 151
PARCEL ADDRESS:	2185 MARKET ST, #5
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$536,000.00
APPLICANT'S OPINION:	$413,071.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4933
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 151
PARCEL ADDRESS:	2185 MARKET ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$590,382.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4934
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 152
PARCEL ADDRESS:	2185 MARKET ST, #6
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$542,000.00
APPLICANT'S OPINION:	$327,818.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4935
APPLICANT:	CARIDAD GRAVITT TRUST
PARCEL NO.:	3558 152
PARCEL ADDRESS:	2185 MARKET ST, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,988.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5186
APPLICANT:	LOWES HIW INC.
PARCEL NO.:	5598 031
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,662,636.00
APPLICANT'S OPINION:	$10,117,219.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5516
APPLICANT:	LOWES HIW INC.
PARCEL NO.:	5598 031
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$20,000,000.00
APPLICANT'S OPINION:	$18,697,835.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5517
APPLICANT:	LOWES HIW INC.
PARCEL NO.:	5598 031
PARCEL ADDRESS:	0491 BAYSHORE BLVD,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$52,375,850.00
APPLICANT'S OPINION:	$18,697,835.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, July 19, 2012
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0761
APPLICANT:	600 HARRISON LP
PARCEL NO.:	3750 073
PARCEL ADDRESS:	0600 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,521,551.00
APPLICANT'S OPINION:	$29,439,277.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0762
APPLICANT:	PETITE AUBERGE, LP
PARCEL NO.:	0283 016
PARCEL ADDRESS:	0863 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,899,280.00
APPLICANT'S OPINION:	$1,328,838.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0763
APPLICANT:	PETITE SWAN LLC dba WHITE SWAN HOTEL
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,260,379.00
APPLICANT'S OPINION:	$1,701,301.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4454
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,591,251.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4455
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,095,028.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4456
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,095,028.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4914
APPLICANT:	TRANSAMERICA PYRAMID PROPERTIES, LLC
PARCEL NO.:	0207 032
PARCEL ADDRESS:	0600 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$222,066,584.00
APPLICANT'S OPINION:	$175,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4917
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,916,683.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4918
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,615,131.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4920
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,168,198.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5006
APPLICANT:	SHC EMBARCADERO LLC
PARCEL NO.:	0233 044
PARCEL ADDRESS:	0004 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,622,666.00
APPLICANT'S OPINION:	$301,692,528.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5042
APPLICANT:	BLACKROCK INSTITUTIONAL TRUST,
PARCEL NO.:	2010209756
PARCEL ADDRESS:	0400 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$101,806,081.00
APPLICANT'S OPINION:	$51,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, July 20, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4344
APPLICANT:	LOPEZ, ALFREDO
PARCEL NO.:	3569 085
PARCEL ADDRESS:	2052 - 2054 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,012,493.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4476
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	2607 285
PARCEL ADDRESS:	0455V BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,348,297.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4502
APPLICANT:	TRINH, ANDREW
PARCEL NO.:	5348 015A
PARCEL ADDRESS:	2266 SHAFTER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$986,036.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4503
APPLICANT:	WEINSTEIN, JOSHUA
PARCEL NO.:	2614 008
PARCEL ADDRESS:	3700 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,483,686.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4504
APPLICANT:	WEINSTEIN, JOSHUA
PARCEL NO.:	3540 092
PARCEL ADDRESS:	0191 - 0197 HENRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,831,836.00
APPLICANT'S OPINION:	$1,300,660.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4516
APPLICANT:	PACIFIC CONVENIENCE
PARCEL NO.:	5235 011
PARCEL ADDRESS:	3800 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$933,989.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5059
APPLICANT:	US BANK
PARCEL NO.:	3582 066
PARCEL ADDRESS:	0441 - 0443 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,395,351.00
APPLICANT'S OPINION:	$697,676.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5063
APPLICANT:	PEARLMUTTER, STEVEN
PARCEL NO.:	2709 040
PARCEL ADDRESS:	0099 MOUNTAIN SPRING AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,153,086.00
APPLICANT'S OPINION:	$1,076,544.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5069
APPLICANT:	541 MADISON AVE LLC
PARCEL NO.:	3558 033
PARCEL ADDRESS:	0227 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,096,211.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5073
APPLICANT:	4051 ELM ST. LLC
PARCEL NO.:	1762 008
PARCEL ADDRESS:	1341 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,227,968.00
APPLICANT'S OPINION:	$1,602,013.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5081
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	
CURRENT ASSESSMENT:	$25,863,594.00
APPLICANT'S OPINION:	$5,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5083
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,650,775.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5084
APPLICANT:	HEARST COMMUNICATIONS INC.
PARCEL NO.:	4349 016
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,378.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, July 20, 2012, at 9:35 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year being present, the Board heard evidence and testimony in support of the verbal stipulation agreement between the parties for the below listed application. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4344	Alfredo Lopez	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4476	Alex Liverant	Withdrawn
2010-4502	Andrew Trinh	Withdrawn
2010-4503	Joshua Weinstein	Withdrawn
2010-4504	Joshua Weinstein	Withdrawn
2010-4416	Pacific Convenience	Withdrawn
2010-5059	US Bank	Postponed
2010-5063	Steven Pearlmutter	Postponed
2010-5069	541 Madison Ave LLC	Postponed
2010-5073	4051 ELM St, LLC	Withdrawn
2010-5081	Hearst Communications Inc.	Postponed
2010-5083	Hearst Communications Inc.	Postponed
2010-5084	Hearst Communications Inc.	Postponed

There being no further business, the Board, at the hour of 10:05 a.m. recessed to reconvene Monday, July 23, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, July 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, July 23, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5178
APPLICANT:	HD SUPPLY CO
PARCEL NO.:	4570 023
PARCEL ADDRESS:	0200 JENNINGS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,428,729.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5193
APPLICANT:	LINANE, EVELYN
PARCEL NO.:	3063 041
PARCEL ADDRESS:	0147 MELROSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$618,751.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5240
APPLICANT:	THE CONTAINER STORE
PARCEL NO.:	2010900779
PARCEL ADDRESS:	
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$2,879,925.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5260
APPLICANT:	WILSON, JOHN
PARCEL NO.:	2010900947
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$21,656.00
APPLICANT'S OPINION:	$21,656.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5266
APPLICANT:	CABLE CAR PARTNERS LLC
PARCEL NO.:	2010900883
PARCEL ADDRESS:	
TOPIC:	Personal Property/Fixtures
CURRENT ASSESSMENT:	$45,779.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5268
APPLICANT:	DOLBY PROPERTIES, LLC
PARCEL NO.:	2010900687
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,818,703.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5270
APPLICANT:	DOLBY PROPERTIES, LLC
PARCEL NO.:	2010900686
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,187,937.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5271
APPLICANT:	DOLBY PROPERTIES, LLC
PARCEL NO.:	2010900685
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,754,427.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5274
APPLICANT:	DOLBY PROPERTIES, LLC
PARCEL NO.:	2010900684
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,759,511.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5276
APPLICANT:	SYTS INVESTMENTS, LLC
PARCEL NO.:	6954 011C
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$867,000.00
APPLICANT'S OPINION:	$93,710.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5277
APPLICANT:	SYTS INVESTMENTS, LLC
PARCEL NO.:	6954 033
PARCEL ADDRESS:	0915 - 0941 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,532,700.00
APPLICANT'S OPINION:	$920,370.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5287
APPLICANT:	KOGAN, ALEXANDER
PARCEL NO.:	2010900996
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$272,396.00
APPLICANT'S OPINION:	$272,396.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5288
APPLICANT:	KOGAN, ALEXANDER
PARCEL NO.:	2010900994
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5289
APPLICANT:	KOGAN, ALEXANDER
PARCEL NO.:	2010900995
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

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Room 406, City Hall
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2927
APPLICANT:	REPERYASH, TATYANA
PARCEL NO.:	1704 027
PARCEL ADDRESS:	1274 - 1276 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,063,881.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3021
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 - 0425 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,567,077.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5290
APPLICANT:	LOVING, STEVEN
PARCEL NO.:	2767 025
PARCEL ADDRESS:	4247 - 4249 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$769,780.00
APPLICANT'S OPINION:	$622,393.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5291
APPLICANT:	LOVING, STEVEN
PARCEL NO.:	2767 025
PARCEL ADDRESS:	4247 - 4249 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$785,172.00
APPLICANT'S OPINION:	$622,393.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5319
APPLICANT:	CHAN, RAYMOND
PARCEL NO.:	5556 019
PARCEL ADDRESS:	0162V BREWSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5322
APPLICANT:	LAU, SUET- YIM
PARCEL NO.:	1781 044
PARCEL ADDRESS:	2545 - 2549 IRVING ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5323
APPLICANT:	LAU, SUET- YIM
PARCEL NO.:	1781 044
PARCEL ADDRESS:	2545 - 2549 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,005,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5331
APPLICANT:	HARTY-MURPHY FAMILY TRUST
PARCEL NO.:	6548 006A
PARCEL ADDRESS:	1250 SANCHEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,825,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5335
APPLICANT:	HARTY-MURPHY FAMILY TRUST
PARCEL NO.:	6548 006A
PARCEL ADDRESS:	1250 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,861,500.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5336
APPLICANT:	HARTY-MURPHY FAMILY TRUST
PARCEL NO.:	6548 006A
PARCEL ADDRESS:	1250 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,857,087.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5367
APPLICANT:	CHEN, YU JUN
PARCEL NO.:	5279 009
PARCEL ADDRESS:	1620V KIRKWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$205,000.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2829
APPLICANT:	REPERYASH, TATYANA
PARCEL NO.:	1704 027
PARCEL ADDRESS:	1274 - 1276 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,071,891.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3372
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 - 0425 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,517,361.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, July 23, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5287	Alexander Kogan	Submitted
2010-5288	Alexander Kogan	Submitted
2010-5289	Alexander Kogan	Submitted

At the hour of 10:15 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 10:25 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5287	Alexander Kogan	Penalty Assessment Waived
2010-5288	Alexander Kogan	Penalty Assessment Waived
2010-5289	Alexander Kogan	Penalty Assessment Waived

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5260	John Wilson	Denied-No Show
2010-5266	Cable Car Partners LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5178	HD Supply Co	Postponed
2010-5193	Evelyn Linane	Postponed
2010-5240	The Container Store	Withdrawn

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Appeal No.	Name	Disposition (continued)
2010-5268	Dolby Properties, LLC	Withdrawn
2010-5270	Dolby Properties, LLC	Withdrawn
2010-5271	Dolby Properties, LLC	Withdrawn
2010-5274	Dolby Properties, LLC	Withdrawn
2010-5276	Syts Investments, LLC	Withdrawn
2010-5276	Syts Investments, LLC	Withdrawn

RECESS

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Mervin Conlan, Fred Perez, and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5331	Harty-Murphy Family Trust	Submitted
2010-5335	Harty-Murphy Family Trust	Submitted
2010-5336	Harty-Murphy Family Trust	Submitted

At the hour of 2:25 p.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 2:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5331	Harty-Murphy Family Trust	Denied
2010-5335	Harty-Murphy Family Trust	A.V.Lowered (Board)
2010-5336	Harty-Murphy Family Trust	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3021	Andre Winiarski	Postponed
2010-5290	Steven Loving	Withdrawn
2010-5291	Steven Loving	Withdrawn
2010-5322	Suet-Yim Lau	Withdrawn
2010-5323	Suet-Yim Lau	Withdrawn
2010-5367	Yu Jun Chen	Withdrawn
2011-3372	Andre Winiarski	Postponed

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Wednesday, July 25, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 27, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 24, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4024
APPLICANT:	WOSSNER, JORN
PARCEL NO.:	0133 036
PARCEL ADDRESS:	0369 - 0377 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,890,787.00
APPLICANT'S OPINION:	$2,400,100.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4128
APPLICANT:	LUDOVICO, RIMMA
PARCEL NO.:	0527 008
PARCEL ADDRESS:	2509 - 2515 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,004,348.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4137
APPLICANT:	NAKAHODO, GAYLE
PARCEL NO.:	0652 042
PARCEL ADDRESS:	2211 CALIFORNIA ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$582,280.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4235
APPLICANT:	BUNDOX RESTAURANT
PARCEL NO.:	2010701108
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,933,832.00
APPLICANT'S OPINION:	$2,680,482.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4242
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3728 103
PARCEL ADDRESS:	1277 - 1281 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,674.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4243
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3794 024
PARCEL ADDRESS:	1440 - 1440 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,616,830.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4511
APPLICANT:	1540 LOMBARD STREET LLC TRUST
PARCEL NO.:	0155 037
PARCEL ADDRESS:	1642 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,340,798.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4637
APPLICANT:	HAL 1516 LARKIN S F LLC
PARCEL NO.:	0218 016
PARCEL ADDRESS:	1516 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,231,104.00
APPLICANT'S OPINION:	$1,605,864.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4638
APPLICANT:	HAL 1745 FRANKLIN S F LLC
PARCEL NO.:	0641 001A
PARCEL ADDRESS:	1745 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,257,727.00
APPLICANT'S OPINION:	$2,655,727.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4639
APPLICANT:	HAL 230 OAK S F LLC
PARCEL NO.:	0832 005
PARCEL ADDRESS:	0230 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,015,709.00
APPLICANT'S OPINION:	$2,525,829.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4664
APPLICANT:	TOMKINS, MILLICENT
PARCEL NO.:	0530 017
PARCEL ADDRESS:	1884 - 1886 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,244,428.00
APPLICANT'S OPINION:	$1,772,383.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4756
APPLICANT:	LABATT, JASON
PARCEL NO.:	0077 021
PARCEL ADDRESS:	0568 - 0570 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,341,525.00
APPLICANT'S OPINION:	$551,333.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4805
APPLICANT:	JEW, SHELDON
PARCEL NO.:	0351 052
PARCEL ADDRESS:	0091 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$273,642.00
APPLICANT'S OPINION:	$107,860.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4806
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	0296 122
PARCEL ADDRESS:	0490 POST ST, #1525
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$112,819.00
APPLICANT'S OPINION:	$85,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4814
APPLICANT:	LIN, PAUL
PARCEL NO.:	3789 858
PARCEL ADDRESS:	0088 TOWNSEND STREET #A ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,166,253.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4842
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	0296 121
PARCEL ADDRESS:	0490 POST ST, #1516
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$568,801.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 24, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2211
APPLICANT:	STOCKBRIDGE 525 HOWARD, LLC
PARCEL NO.:	3736 114
PARCEL ADDRESS:	0525 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,762,600.00
APPLICANT'S OPINION:	$2,780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2213
APPLICANT:	KSW PROPERTIES
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 - 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,140,491.00
APPLICANT'S OPINION:	$1,070,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5591
APPLICANT:	WMS FOUNDRY 3 INVESTORS, LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 - 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,600,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5703
APPLICANT:	WMS FOUNDRY 3 INVESTORS, LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 - 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,752,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4032
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,930,538.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4090
APPLICANT:	PODELL, NICK
PARCEL NO.:	0595 013
PARCEL ADDRESS:	1645 - 1661 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,161,745.00
APPLICANT'S OPINION:	$2,551,896.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4465
APPLICANT:	STOCKBRIDGE 525 HOWARD, LLC
PARCEL NO.:	3736 114
PARCEL ADDRESS:	0525 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,746,572.00
APPLICANT'S OPINION:	$3,380,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4467
APPLICANT:	VMS FOUNDRY 3 INVESTORS LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 - 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,733,627.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4528
APPLICANT:	CFRI/URBAN 966 MARKET LLC
PARCEL NO.:	0342 002
PARCEL ADDRESS:	0966 - 0970 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,049,500.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4529
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 004
PARCEL ADDRESS:	0972 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,159,733.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4530
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 014
PARCEL ADDRESS:	0974 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,211,478.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4616
APPLICANT:	SAGUISAG FAMILY TRUST
PARCEL NO.:	0619 009
PARCEL ADDRESS:	1754 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,304,390.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4617
APPLICANT:	SAGUISAG FAMILY TRUST
PARCEL NO.:	0619 010
PARCEL ADDRESS:	1800 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,507,319.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4746
APPLICANT:	PACIFIC HEIGHTS FRANKLIN PARTNERS II, LP
PARCEL NO.:	0671 006
PARCEL ADDRESS:	1581 1595 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,813,894.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 24, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4024	Jorn Wossner	Submitted
2010-4128	Rimma Ludovico	Submitted
2010-4664	Millicent Tomkins	Verbal Stipulation Approved
2010-4814	Paul Lin	Submitted

At the hour of 11:35 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 12:05 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4024	Jorn Wossner	Denied
2010-4128	Rimma Ludovico	A.V.Lowered (Board)
2010-4814	Paul Lin	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4137	Gayle Nakahodo	Denied-No Show
2010-4806	Darren Machule	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4235	Bundox Restaurant	Withdrawn
2010-4242	David O'Keeffe	Postponed
2010-4243	David O'Keeffe	Postponed
2010-4511	1540 Lombard Street LLC Trust	Withdrawn

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Appeal No.	Name	Disposition (continued)
2010-4637	Hal 1516 Larkin SF LLC	Postponed
2010-4638	Hal 1745 Franklin SF LLC	Postponed
2010-4639	Hal 230 Oak SF LLC	Postponed
2010-4756	Jason LaBatt	Withdrawn
2010-4805	Sheldon Jew	Withdrawn
2010-4842	Darren Machule	Withdrawn

RECESS

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4032	Shing Kit Lee	Submitted
2010-4090	Nick Podell	Submitted

At the hour of 2:40 p.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 3:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4032	Shing Kit Lee	A.V.Lowered (Board)
2010-4090	Nick Podell	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2211	Stockbridge 525 Howard, LLC	Withdrawn
2009-2213	KSW Properties	Withdrawn
2009-5591	WMS Foundry 3 Investors, LLC	Withdrawn
2009-5703	WMS Foundry 3 Investors, LLC	Withdrawn
2010-4465	Stockbridge 525 Howard, LLC	Withdrawn
2010-4467	VMS Foundry 3 Investors LLC	Withdrawn
2010-4528	CFRI/URBAN 966 Market LLC	Postponed
2010-4529	Market Street Holdings 972, LLC	Postponed
2010-4530	Market Street Holdings 972, LLC	Postponed
2010-4616	Saguisag Family Trust Sunrise	Withdrawn
2010-4617	Saguisag Family Trust Sunrise	Withdrawn
2010-4746	Pacific Heights Franklin Partner	Postponed

There being no further business, the Board, at the hour of 3:20 p.m., recessed to reconvene Wednesday, July 25, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 30, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 25, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3236
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,707,041.00
APPLICANT'S OPINION:	$14,045,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4355
APPLICANT:	CB-1 COMMERCIAL CO, LLC
PARCEL NO.:	3706 273
PARCEL ADDRESS:	7470 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,834,442.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4462
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,959,899.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4713
APPLICANT:	MISSION & STEUART HOTEL PARTNERS
PARCEL NO.:	2010702245
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,294,772.00
APPLICANT'S OPINION:	$17,720,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5167
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,196,515.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5195
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$35,248,040.00
APPLICANT'S OPINION:	$29,932,581.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5198
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,952,578.00
APPLICANT'S OPINION:	$30,530,811.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5206
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,671,207.00
APPLICANT'S OPINION:	$31,140,999.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5210
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,383,127.00
APPLICANT'S OPINION:	$31,742,315.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5217
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,294,528.00
APPLICANT'S OPINION:	$21,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 416, City Hall
Wednesday, July 25, 2012
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5368
APPLICANT:	CHEN, YU JUN
PARCEL NO.:	5279 009
PARCEL ADDRESS:	1620V KIRKWOOD AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$205,000.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5372
APPLICANT:	WIRTH, SEAN
PARCEL NO.:	1053 009
PARCEL ADDRESS:	2532 - 2536 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,386,273.00
APPLICANT'S OPINION:	$1,074,594.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5373
APPLICANT:	WIRTH, SEAN
PARCEL NO.:	1053 009
PARCEL ADDRESS:	2532 - 2536 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,305,341.00
APPLICANT'S OPINION:	$965,472.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5427
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901142
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5428
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901141
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5429
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901140
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5430
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010990187
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5489
APPLICANT:	BEIDER, SERGIO
PARCEL NO.:	1692 124
PARCEL ADDRESS:	0825 LA PLAYA , 322
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$480,000.00
APPLICANT'S OPINION:	$436,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5503
APPLICANT:	REYNOLDS, ALISON
PARCEL NO.:	3970 023
PARCEL ADDRESS:	1800 BRYANT STREET , #114
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$538,320.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5504
APPLICANT:	REYNOLDS, ALISON
PARCEL NO.:	3970 023
PARCEL ADDRESS:	1800 BRYANT STREET , #114
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$632,400.00
APPLICANT'S OPINION:	$443,930.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5505
APPLICANT:	THAMKUL REVOCABLE TRUST
PARCEL NO.:	4160 042
PARCEL ADDRESS:	1133 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5506
APPLICANT:	THAMKUL REVOCABLE TRUST
PARCEL NO.:	4160 042
PARCEL ADDRESS:	1133 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5509
APPLICANT:	TODD, MAVIS
PARCEL NO.:	1260 035
PARCEL ADDRESS:	35V0 LLOYD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$635,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, July 25, 2012, at 9:30 a.m.

Present: Mark Watts, Richard Lee and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5372	Sean Wirth	Submitted
2010-5373	Sean Wirth	Denied
2010-5503	Alson Reynolds	Submitted
2010-5504	Alson Reynolds	Submitted
2010-5505	Thamkul Revocable Trust	Postponed at Hearing
2010-5506	Thamkul Revocable Trust	Postponed at Hearing
2010-5509	Mavis Todd	Submitted

At the hour of 10:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5372	Sean Wirth	A.V. Lowered (Board)
2010-5503	Alson Reynolds	A.V. Lowered (Board)
2010-5504	Alson Reynolds	A.V. Lowered (Board)
2010-5509	Mavis Todd	A.V. Lowered by Board, higher than assessor's recommended value

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5368	Yu Jun Chen	Withdrawn
2010-5427	Bohemian Club	Postponed
2010-5428	Bohemian Club	Postponed
2010-5429	Bohemian Club	Postponed
2010-5430	Bohemian Club	Postponed
2010-5489	Sergio Beider	Withdrawn

RECESS

There being no further business the Board, at 11:30 a.m. recessed, to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Mark Watts, Scott Spertzel and Meg Ruxton

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1324	Union Bank of California	Verbal Stipulation Approved
2010-5324	444 De Haro Investors, LLC	Verbal Stipulation Approved
2010-5390	Union Bank of California	Verbal Stipulation Approved
2010-5391	Union Bank of California	Verbal Stipulation Approved
2010-5393	Union Bank of California	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5381	JPMorgan Chase Bank NA	Postponed
2010-5382	JPMorgan Chase Bank NA	Postponed
2010-5383	JPMorgan Chase Bank NA	Postponed
2010-5384	JPMorgan Chase Bank NA	Postponed
2010-5385	JPMorgan Chase Bank NA	Postponed
2010-5386	JPMorgan Chase Bank NA	Postponed
2010-5387	JPMorgan Chase Bank NA	Postponed
2010-5394	Union Bank of California	Withdrawn
2010-5395	Union Bank of California	Withdrawn

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Friday, July 27, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 3, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JULY 25, 2012
11:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review, discuss and take possible action on Assessor's request for findings of fact on the below application, whereby the Assessor failed to submit by January 3, 2012, the appropriate fees required to produce said findings, as instructed by the Board (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, July 25, 2012
1:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1324
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,339,798.00
APPLICANT'S OPINION:	$7,484,208.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5324
APPLICANT:	444 DE HARO INVESTORS, LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$34,000,000.00
APPLICANT'S OPINION:	$21,400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5381
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010206499
PARCEL ADDRESS:	0425 CALIFORNIA ST, 0100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$588,862.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5382
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204587
PARCEL ADDRESS:	0700 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,722,882.00
APPLICANT'S OPINION:	$116,877.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5383
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205253
PARCEL ADDRESS:	0255 KING ST, D-F
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$805,899.00
APPLICANT'S OPINION:	$88,382.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5384
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010201073
PARCEL ADDRESS:	0201 MISSION ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,030,826.00
APPLICANT'S OPINION:	$188,269.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5385
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205560
PARCEL ADDRESS:	0123 MISSION ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,110,379.00
APPLICANT'S OPINION:	$528,015.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5386
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204401
PARCEL ADDRESS:	0560 MISSION ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$30,364,770.00
APPLICANT'S OPINION:	$2,466,541.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5387
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205974
PARCEL ADDRESS:	TWO EMBARCADERO CENTER , ST LEVEL
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$869,722.00
APPLICANT'S OPINION:	$140,752.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5390
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	2010901171
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$2,067,248.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5391
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	2010901170
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$3,171,940.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5393
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	2010901169
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$4,993,635.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5394
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	2010901166
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,555,997.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5395
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	2010901165
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,702,301.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, July 27, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5173
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 - 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,487,089.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5175
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1654 043
PARCEL ADDRESS:	0700 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,164.00
APPLICANT'S OPINION:	$1,500,450.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5176
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	3537 025
PARCEL ADDRESS:	0750 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,289,560.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5254
APPLICANT:	ANA MANDARA SAN FRANCISCO LLC
PARCEL NO.:	2010901020
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$381,016.00
APPLICANT'S OPINION:	$4,768.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5255
APPLICANT:	ANA MANDARA SAN FRANCISCO LLC
PARCEL NO.:	2010901019
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$364,513.00
APPLICANT'S OPINION:	$4,297.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5256
APPLICANT:	ANA MANDARA SAN FRANCISCO LLC
PARCEL NO.:	2010901018
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$361,296.00
APPLICANT'S OPINION:	$7,103.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5258
APPLICANT:	ANA MANDARA SAN FRANCISCO LLC
PARCEL NO.:	2010990143
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$352,358.00
APPLICANT'S OPINION:	$5,783.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5559
APPLICANT:	LIU, ALLEN
PARCEL NO.:	2611 032
PARCEL ADDRESS:	0068 - 0070 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,825,592.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5564
APPLICANT:	GARCIA, JOSEPH TRUST
PARCEL NO.:	3545 025
PARCEL ADDRESS:	1864 15TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5569
APPLICANT:	S.F. GOLF CLUB
PARCEL NO.:	2011900051
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5583
APPLICANT:	GARCIA, JOSEPH TRUST
PARCEL NO.:	3545 025
PARCEL ADDRESS:	1864 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,144,000.00
APPLICANT'S OPINION:	$1,552,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5584
APPLICANT:	GARCIA, JOSEPH TRUST
PARCEL NO.:	3545 025
PARCEL ADDRESS:	1864 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,138,923.00
APPLICANT'S OPINION:	$1,548,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, July 27, 2012, at 9:34 a.m.

Present: Meg Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5173	Moris Herscowitz	Verbal Stipulation Approved
2010-5175	Moris Herscowitz	Verbal Stipulation Approved
2010-5254	Ana Mandara San Francisco LLC	Submitted
2010-5255	Ana Mandara San Francisco LLC	Submitted
2010-5256	Ana Mandara San Francisco LLC	Submitted
2010-5258	Ana Mandara San Francisco LLC	Submitted
2010-5559	Allen Liu	Withdrawn at Hearing
2010-5564	Garcia, Joseph Trust	Submitted
2010-5583	Garcia, Joseph Trust	Submitted
2010-5584	Garcia, Joseph Trust	Submitted

At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5254	Ana Mandara San Francisco LLC	A.V. Lowered (Assessor)
2010-5255	Ana Mandara San Francisco LLC	A.V. Lowered (Assessor)
2010-5256	Ana Mandara San Francisco LLC	A.V. Lowered (Assessor)
2010-5258	Ana Mandara San Francisco LLC	A.V. Lowered (Assessor)
2010-5564	Garcia, Joseph Trust	A.V. Lowered (Board)
2010-5583	Garcia, Joseph Trust	A.V. Lowered (Assessor)
2010-5584	Garcia, Joseph Trust	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5176	Moris Herscowitz	Withdrawn
2010-5569	S.F. Golf Club	Withdrawn

There being no further business, the Board, at the hour of 12:00 p.m. recessed to reconvene Tuesday, July 31, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 31, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, July 30, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4625
APPLICANT:	JPMORGAN CHASE
PARCEL NO.:	0177 015
PARCEL ADDRESS:	1040 1042 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,558,848.00
APPLICANT'S OPINION:	$3,669,039.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4683
APPLICANT:	ROUSSEL LLC
PARCEL NO.:	0822 019
PARCEL ADDRESS:	0874 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,323,636.00
APPLICANT'S OPINION:	$396,270.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4741
APPLICANT:	BLACK, STEVEN
PARCEL NO.:	0711A006
PARCEL ADDRESS:	1280 ELLIS ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$718,110.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4771
APPLICANT:	KOBE, MATTHEW
PARCEL NO.:	0351 101
PARCEL ADDRESS:	0083 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$415,000.00
APPLICANT'S OPINION:	$395,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4883
APPLICANT:	SUAREZ, CHRISTOPHER
PARCEL NO.:	0554 019
PARCEL ADDRESS:	1899 GREEN ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,972,074.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4894
APPLICANT:	TAN, JANET
PARCEL NO.:	3745 205
PARCEL ADDRESS:	0301 MAIN ST, UNIT 11E
TOPIC:	
CURRENT ASSESSMENT:	$908,972.00
APPLICANT'S OPINION:	$705,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4940
APPLICANT:	OSSENBRUGGEN, PAUL
PARCEL NO.:	0094 017
PARCEL ADDRESS:	2124 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,822,968.00
APPLICANT'S OPINION:	$3,392,913.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4942
APPLICANT:	YASSO, JAMES
PARCEL NO.:	0218 017
PARCEL ADDRESS:	1520 1530 LARKIN ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,670,545.00
APPLICANT'S OPINION:	$4,429,815.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4949
APPLICANT:	SYKES, WILLIAM
PARCEL NO.:	0442A016
PARCEL ADDRESS:	3514 3516 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,194,784.00
APPLICANT'S OPINION:	$1,980,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4952
APPLICANT:	EDWARDS, KIM
PARCEL NO.:	0564C003
PARCEL ADDRESS:	2288 BROADWAY , #002
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,834,326.00
APPLICANT'S OPINION:	$3,240,179.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4954
APPLICANT:	GOEPPINGER, COLE
PARCEL NO.:	0852 010
PARCEL ADDRESS:	0180 0182 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,096,619.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5089
APPLICANT:	IYAR, SUBRAH
PARCEL NO.:	0288 107
PARCEL ADDRESS:	0333 BUSH ST, 4205
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,712,588.00
APPLICANT'S OPINION:	$1,198,812.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5180
APPLICANT:	JPMORGAN CHASE
PARCEL NO.:	0177 015
PARCEL ADDRESS:	1040 1042 GRANT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,455,029.00
APPLICANT'S OPINION:	$3,555,029.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 30, 2012, at 9:43 a.m.

Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4741	Steven Black	Verbal Stipulation Approved
2010-4883	Christopher Suarez	Verbal Stipulation Approved
2010-4942	James Yasso	Verbal Stipulation Approved
2010-4949	William Sykes	Submitted
2010-4952	Kim Edwards	Submitted
2010-4954	Cole Goeppinger	Verbal Stipulation Approved
2010-5089	Subrah Iyar	Verbal Stipulation Approved

At the hour of 11:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4949	William Sykes	A.V. Lowered (Board)
2010-4952	Kim Edwards	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll, having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4771	Matthew Kobe	Denied, No-Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4625	JP Morgan Chase	Postponed
2010-4683	Roussel, LLC	Postponed

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Appeal No.	Name	Disposition (con't)
2010-4894	Janet Tan	Withdrawn
2010-4940	Paul Ossenbruggen	Postponed
2010-5180	JP Morgan Chase	Postponed

There being no further business, the Board, at the hour of 12:15 p.m. recessed to reconvene Tuesday, July 31, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, July 31, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JULY 30, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate and take possible action on the legal issues only regarding whether or not the October 2007 change in ownership was a reassessable event (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-5309
APPLICANT:	KEYER-JAWORSKI, DARLENE
PARCEL NO.:	2394 009
PARCEL ADDRESS:	2451 31ST AVE,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$58,708.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

DATE POSTED
JUL 26 2012
Assessment Appeals Board

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, July 30, 2012, at 1:30 p.m.

Present: Joyce Lewis, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 1:35 p.m. to consult with counsel and deliberate legal issues regarding a parent-child exclusion for the change in ownership at issue in the below listed application.

82
2
130/12

At the hour of 2:54 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5309	Darlene Keyer-Jaworski	The Board ruled that the parent-child exclusion does not apply in this matter, having deemed the claim for exclusion as untimely filed. Hearing on valuation to be scheduled at a later date.

There being no further business, the Board, at the hour of 3:00 p.m. recessed to reconvene Tuesday, July 31, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Friday, August 3, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, July 31, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4097
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,121,264.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
JUL 26 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4100
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,569,440.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4201
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0688 001
PARCEL ADDRESS:	1501 1505 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,028,759.00
APPLICANT'S OPINION:	$9,660,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4214
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0149 021
PARCEL ADDRESS:	1644 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,917,658.00
APPLICANT'S OPINION:	$3,570,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4217
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0640 012
PARCEL ADDRESS:	2085 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,070,285.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4221
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0143 002
PARCEL ADDRESS:	0300 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,469,543.00
APPLICANT'S OPINION:	$5,503,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4525
APPLICANT:	CFRI/URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,968,247.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4526
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 072
PARCEL ADDRESS:	0943 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,968,122.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4527
APPLICANT:	949 MARKET STREET ASSOCIATES, LLC
PARCEL NO.:	3704 071
PARCEL ADDRESS:	0949 0961 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,038,268.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4936
APPLICANT:	PLANTATION ASSOCIATES LLC DBA HOTEL DEL SOL
PARCEL NO.:	0508 012
PARCEL ADDRESS:	3100 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,218,137.00
APPLICANT'S OPINION:	$5,341,466.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4938
APPLICANT:	PLANTATION ASSOCIATES LLC DBA HOTEL DEL SOL
PARCEL NO.:	0508 021
PARCEL ADDRESS:	1965 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,237,012.00
APPLICANT'S OPINION:	$518,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5078
APPLICANT:	HEARST COMMUNICATIONS INC. dba West Coast Realties
PARCEL NO.:	3725 093
PARCEL ADDRESS:	0901 0933 MISSION ST,
TOPIC:	
CURRENT ASSESSMENT:	$36,727,697.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5086
APPLICANT:	HEARST COMMUNICATIONS INC. dba West Coast Realties
PARCEL NO.:	3725 076
PARCEL ADDRESS:	0447 0449 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,267,120.00
APPLICANT'S OPINION:	$250,100.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, July 31, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Mervin Conlan

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4214	Litke Properties, Inc.	Submitted
2010-4217	Litke Properties, Inc.	Submitted
2010-4221	Litke Properties, Inc.	Submitted

At the hour of 10:57 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4214	Litke Properties, Inc.	A.V.Lowered (Board)
2010-4217	Litke Properties, Inc.	A.V.Lowered (Board)
2010-4221	Litke Properties, Inc.	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4097	Brannan Investors LP	Withdrawn
2010-4100	Brannan Investors LP	Withdrawn
2010-4201	Litke Properties, Inc.	Postponed
2010-4525	CFRI/URBAN 939 Market LLC	Postponed
2010-4526	949 Market Street Associates	Postponed
2010-4527	949 Market Street Associates	Postponed
2010-4936	Plantation Associates LLC	Withdrawn
2010-4938	Plantation Associates LLC	Withdrawn
2010-5078	Hearst Communications Inc.	Withdrawn
2010-5086	Hearst Communications Inc.	Withdrawn

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There being no further business, the Board, at the hour of 11:50 a.m. recessed to reconvene Wednesday, August 1, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 3, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, July 31, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5495
APPLICANT:	WOO REVOCABLE TRUST
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,664.00
APPLICANT'S OPINION:	$726,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUL 26 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2229
APPLICANT:	ATIENZA, ALICIA
PARCEL NO.:	3211 040
PARCEL ADDRESS:	0286 0288 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,403,826.00
APPLICANT'S OPINION:	$913,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2233
APPLICANT:	PATEL, SUDHIR
PARCEL NO.:	3575 038
PARCEL ADDRESS:	2135 2137 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,631,253.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2234
APPLICANT:	PATEL 2009 LIVING TRUST
PARCEL NO.:	3569 011
PARCEL ADDRESS:	2056 2058 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,826.00
APPLICANT'S OPINION:	$895,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2595
APPLICANT:	GOLDEN AGE INVESTMENT
PARCEL NO.:	1063 019
PARCEL ADDRESS:	3400 3420 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,589,712.00
APPLICANT'S OPINION:	$2,754,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2596
APPLICANT:	LE, PAUL
PARCEL NO.:	1154 006
PARCEL ADDRESS:	1025 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,918,880.00
APPLICANT'S OPINION:	$1,152,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2598
APPLICANT:	BLANZ TRUST
PARCEL NO.:	1276 001
PARCEL ADDRESS:	1103 1107 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,692,664.00
APPLICANT'S OPINION:	$1,016,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2599
APPLICANT:	FANG DA CAMINO DEL MAR LLC
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	0700 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,483,100.00
APPLICANT'S OPINION:	$4,490,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4891
APPLICANT:	HSU, ALICE
PARCEL NO.:	1007 021
PARCEL ADDRESS:	0308 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,080,172.00
APPLICANT'S OPINION:	$2,450,264.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5481
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2010901232
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,436,372.00
APPLICANT'S OPINION:	$3,668,187.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5482
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2010901232
PARCEL ADDRESS:	
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5483
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2010901231
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,459,884.00
APPLICANT'S OPINION:	$3,584,571.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1893
APPLICANT:	WOO, STEVEN
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,823,994.00
APPLICANT'S OPINION:	$912,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, July 31, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5495	Woo Revocable Trust	Verbal Stipulation Approved
2010-2229	Alicia Atienza	Submitted
2010-2598	Blanz Trust	Verbal Stipulation Approved
2010-2599	Fang Da Camino Del Mar LLC	Verbal Stipulation Approved
2010-4891	Alice Hsu	Submitted
2011-1893	Steven Woo	Verbal Stipulation Approved

At the hour of 3:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:40 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2229	Alicia Atienza	A.V.Lowered (Assessor)
2010-4891	Alice Hsu	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2233	Sudhir Patel	Withdrawn
2010-2234	Patel 2009 Living Trust	Withdrawn
2010-2595	Golden Age Investment	Withdrawn
2010-2596	Paul Le	Withdrawn
2010-5481	Microsoft Corporation	Withdrawn
2010-5482	Microsoft Corporation	Withdrawn
2010-5483	Microsoft Corporation	Withdrawn

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There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene Monday, August 6, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 6, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 03, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3273
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3712 023
PARCEL ADDRESS:	0060 SPEAR ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$60,343,200.00
APPLICANT'S OPINION:	$21,481,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3278
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$55,526,148.00
APPLICANT'S OPINION:	$19,766,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$333,544.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1991
APPLICANT:	PERRY, MATTHEW
PARCEL NO.:	2629A036
PARCEL ADDRESS:	0365 UPPER TER,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,131,848.00
APPLICANT'S OPINION:	$1,762,582.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5241
APPLICANT:	ASHMEADE, WINSTON
PARCEL NO.:	1176 003
PARCEL ADDRESS:	0633 0637 LYON ST,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$398,727.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, August 3, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3273	Glenborough San Francisco, LLC	Written Stipulation Approved
2009-3278	Glenborough San Francisco, LLC	Written Stipulation Approved
2010-1991	Matthew Perry	Written Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5653	Romeo Baful	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective application:

Appeal No.	Name	Disposition
2010-5241	Winston Ashmeade	Withdrawn

There being no further business, the Board, at the hour of 10:35 a.m. recessed to reconvene Monday, August 6, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 6, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 06, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3842
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 087
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$444,650.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3843
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 088
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$536,754.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3844
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 089
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,856.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3845
APPLICANT:	SWALLOWTAIL RETAIL LLC
PARCEL NO.:	3722 090
PARCEL ADDRESS:	0199 NEW MONTGOMERY ST, #H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$199,032.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3942
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010200079
PARCEL ADDRESS:	00000455 0000MARKET ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,541,091.00
APPLICANT'S OPINION:	$3,372,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3943
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010208570
PARCEL ADDRESS:	00000225 0000BUSH ST, 0100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,733,023.00
APPLICANT'S OPINION:	$286,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3945
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010701366
PARCEL ADDRESS:	
TOPIC:	Other
CURRENT ASSESSMENT:	$76,818.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3948
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010701367
PARCEL ADDRESS:	
TOPIC:	Other
CURRENT ASSESSMENT:	$80,808.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3950
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010702240
PARCEL ADDRESS:	
TOPIC:	Other
CURRENT ASSESSMENT:	$93,778.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3952
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010208571
PARCEL ADDRESS:	00000505 0000SANSOME ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$19,355.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3954
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010202589
PARCEL ADDRESS:	00000120 0000KEARNY ST, 1900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,726,458.00
APPLICANT'S OPINION:	$703,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3957
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010200165
PARCEL ADDRESS:	00000155 000005TH ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,025,535.00
APPLICANT'S OPINION:	$9,173,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3963
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010200172
PARCEL ADDRESS:	00000201 000003RD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,431,090.00
APPLICANT'S OPINION:	$2,740,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3966
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2010200605
PARCEL ADDRESS:	00000498 0000CASTRO ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,711.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3968
APPLICANT:	WACHOVIA SECURITIES LLC
PARCEL NO.:	2010204190
PARCEL ADDRESS:	00000000 0000FOUR EMBARCADERO CENTER , 0800
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,209,288.00
APPLICANT'S OPINION:	$5,883,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4070
APPLICANT:	4201 DALE ROAD, LLC
PARCEL NO.:	0313 005
PARCEL ADDRESS:	0039 0041 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,667,738.00
APPLICANT'S OPINION:	$4,284,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4074
APPLICANT:	433 TURK STREET, LLC
PARCEL NO.:	0346 016
PARCEL ADDRESS:	0433 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,705,424.00
APPLICANT'S OPINION:	$2,142,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4292
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	0842 023
PARCEL ADDRESS:	0677 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,718,942.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4294
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	0842 029
PARCEL ADDRESS:	0625 0629 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,391,150.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 6, 2012, at 9:30 a.m.

Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3842	Swallowtail Retail LLC	Postponed at Hearing
2010-3843	Swallowtail Retail LLC	Postponed at Hearing
2010-3844	Swallowtail Retail LLC	Postponed at Hearing
2010-3845	Swallowtail Retail LLC	Postponed at Hearing
2010-4294	Khavul Family 2000 Revoc Trust	Continued at Hearing

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4074	433 Turk Street, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3942	Wells Fargo Bank	Postponed
2010-3943	Wells Fargo Bank	Postponed
2010-3945	Wells Fargo Bank	Postponed
2010-3948	Wells Fargo Bank	Postponed
2010-3950	Wells Fargo Bank	Postponed
2010-3952	Wells Fargo Bank	Postponed
2010-3954	Wells Fargo Bank	Postponed
2010-3957	Wells Fargo Bank	Postponed
2010-3963	Wells Fargo Bank	Postponed
2010-3966	Wells Fargo Bank	Postponed
2010-3968	Wachovia Securities LLC	Postponed
2010-4070	4201 Dale Road, LLC	Withdrawn
2010-4292	Khavul Family 2000 Revoc Trust	Withdrawn

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There being no further business, the Board, at the hour of 10:25 a.m. recessed to reconvene Tuesday, August 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 8, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 06, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0261
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0262
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0263
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$522,240.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0264
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$521,002.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0265
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0266
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0267
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,760.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0268
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,565,041.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3170
APPLICANT:	YOUNG, CLIFFORD
PARCEL NO.:	2370 049
PARCEL ADDRESS:	3100 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,652,769.00
APPLICANT'S OPINION:	$1,000,580.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5257
APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 0634 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,534,096.00
APPLICANT'S OPINION:	$870,156.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5259
APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 0634 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,564,775.00
APPLICANT'S OPINION:	$870,156.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 6, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action as specified, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0261	Mahmoud Larizadeh	Submitted
2010-0262	Mahmoud Larizadeh	Submitted
2010-0263	Mahmoud Larizadeh	Submitted
2010-0264	Mahmoud Larizadeh	Submitted
2010-0265	Mahmoud Larizadeh	Submitted
2010-0266	Mahmoud Larizadeh	Submitted
2010-0267	Mahmoud Larizadeh	Submitted
2010-0268	Mahmoud Larizadeh	Submitted
2010-3170	Clifford Young	Submitted
2010-5257	Christine Troy	Submitted
2010-5259	Christine Troy	Submitted

There being no further business, the Board, at the hour of 4:35 p.m. recessed to reconvene Wednesday, August 8, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 8, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 07, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4785
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 453
PARCEL ADDRESS:	0555 04TH ST, #A
TOPIC:	
CURRENT ASSESSMENT:	$1,477,608.00
APPLICANT'S OPINION:	$539,819.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4786
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 454
PARCEL ADDRESS:	0555 04TH ST, #B
TOPIC:	
CURRENT ASSESSMENT:	$1,914,470.00
APPLICANT'S OPINION:	$1,339,766.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4789
APPLICANT:	LAMORINDA DEVELOPMENT & INVESTMENT
PARCEL NO.:	0531 012
PARCEL ADDRESS:	1972 1974 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,623,990.00
APPLICANT'S OPINION:	$1,966,548.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4813
APPLICANT:	LITKE, HARRY
PARCEL NO.:	0436F031
PARCEL ADDRESS:	1745 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,699,667.00
APPLICANT'S OPINION:	$1,755,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4888
APPLICANT:	33 GRANT LLC
PARCEL NO.:	0296 015
PARCEL ADDRESS:	0490 POST ST, PARKING
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,051,283.00
APPLICANT'S OPINION:	$4,583,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4890
APPLICANT:	HSU, ALICE
PARCEL NO.:	3765 076
PARCEL ADDRESS:	0425 1ST ST, 1208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$775,366.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4892
APPLICANT:	YAZAKI, TOYU
PARCEL NO.:	0655 030
PARCEL ADDRESS:	2551 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,524,041.00
APPLICANT'S OPINION:	$991,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4909
APPLICANT:	DUFFY, EDWARD
PARCEL NO.:	0281 003
PARCEL ADDRESS:	P000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,039.00
APPLICANT'S OPINION:	$952,875.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4910
APPLICANT:	DUFFY, EDWARD
PARCEL NO.:	3736 079
PARCEL ADDRESS:	0019 TEHAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$661,682.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5035
APPLICANT:	408 JACKSON STREET, LLC
PARCEL NO.:	0175 005
PARCEL ADDRESS:	0408 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,554,370.00
APPLICANT'S OPINION:	$1,010,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5075
APPLICANT:	677 & 688 MACENGO LLC
PARCEL NO.:	0844 015
PARCEL ADDRESS:	0780 0790 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,619,645.00
APPLICANT'S OPINION:	$2,025,866.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5101
APPLICANT:	JEW, SHELDON
PARCEL NO.:	0351 053
PARCEL ADDRESS:	0087 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,629,112.00
APPLICANT'S OPINION:	$642,140.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5171
APPLICANT:	BENSON, ERIC
PARCEL NO.:	0528 029
PARCEL ADDRESS:	1648 UNION ST, 202
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$805,890.00
APPLICANT'S OPINION:	$605,890.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 07, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0767
APPLICANT:	MITCHELL, EDWARD
PARCEL NO.:	0125 019A
PARCEL ADDRESS:	1145 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,270,455.00
APPLICANT'S OPINION:	$140,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5691
APPLICANT:	KATYAL, SANJAY
PARCEL NO.:	0847 012
PARCEL ADDRESS:	0618 0620 HAIGHT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,670,268.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5337
APPLICANT:	BACHMAN, LAWRENCE
PARCEL NO.:	6148 014
PARCEL ADDRESS:	0880 DARTMOUTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$481,789.00
APPLICANT'S OPINION:	$37,207.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5353
APPLICANT:	KWONG TRUST
PARCEL NO.:	1009 006
PARCEL ADDRESS:	0343 WALNUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$634,432.00
APPLICANT'S OPINION:	$201,548.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 7, 2012, at 9:40 a.m.

Present: Jeffrey Morris, Diane Robinson and Margaret Ruxton

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4890	Alice Hus	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4909	Edward Duffy	Denied-No Show
2010-5075	677 & 688 Macengo, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4785	555 Fourth Street Associates	Withdrawn
2010-4786	555 Fourth Street Associates	Withdrawn
2010-4789	Lamorinda Development & Inv	Postponed
2010-4813	Harry Litke	Withdrawn
2010-4888	33 Grant, LLC	Withdrawn
2010-4892	Toyu Yazaki	Withdrawn
2010-4910	Edward Duffy	Withdrawn
2010-5035	408 Jackson Street, LLC	Withdrawn
2010-5101	Sheldon Jew	Withdrawn
2010-5171	Eric Benson	Withdrawn

RECESS

The Board, at the hour of 9:53 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Richard Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard on legal issues only regarding their respective changes in ownership, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5691	Sanjay Katyal	Establishing a new base year value for the 2008 condominium conversion is not applicable; reschedule for hearing on the original April 2005 TIC base year value.
2010-5337	Lawrence Bachman	Continued for legal issues only regarding change in ownership

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0767	Edward Mitchell	Postponed
2010-5353	Kwong Trust	Postponed

There being no further business, the Board, at the hour of 4:18 p.m. recessed to reconvene Wednesday, August 8, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 08, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 08, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5514
APPLICANT:	KNTV TELEVISION INC
PARCEL NO.:	2010901261
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,663,245.00
APPLICANT'S OPINION:	$3,573,132.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5515
APPLICANT:	KNTV TELEVISION INC
PARCEL NO.:	2010990233
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,882,118.00
APPLICANT'S OPINION:	$1,945,529.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5522
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,818,750.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5551
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,818,750.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5552
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,804,959.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5579
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 705
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$682,787.00
APPLICANT'S OPINION:	$12,298.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5580
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 706
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$748,197.00
APPLICANT'S OPINION:	$13,723.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5592
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900034
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,364,433.00
APPLICANT'S OPINION:	$435,147.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5593
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900033
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,434,218.00
APPLICANT'S OPINION:	$476,192.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5594
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011900120
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,497,744.00
APPLICANT'S OPINION:	$549,298.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5595
APPLICANT:	OAKLEY SALES CORP
PARCEL NO.:	2011990043
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,474,037.00
APPLICANT'S OPINION:	$538,363.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5633
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5634
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5635
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,054.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5636
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,054.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 8, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5514	KNTV Television Inc.	Denied-No Show
2010-5515	KNTV Television Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5522	Bruce Gilpin	Postponed
2010-5551	Bruce Gilpin	Postponed
2010-5552	Bruce Gilpin	Postponed
2010-5579	Candlestick Cove, LLC	Withdrawn
2010-5580	Candlestick Cove, LLC	Withdrawn
2010-5592	Oakley Sales Corp	Postponed
2010-5593	Oakley Sales Corp	Postponed
2010-5594	Oakley Sales Corp	Postponed
2010-5595	Oakley Sales Corp	Postponed
2010-5633	Alan McCarthy	Postponed
2010-5634	Alan McCarthy	Postponed
2010-5635	Alan McCarthy	Postponed
2010-5636	Alan McCarthy	Postponed

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Friday, August 10, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 20, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 08, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5065
APPLICANT:	ONE TIMBERLAKE, INC.
PARCEL NO.:	3721 014
PARCEL ADDRESS:	0530 0532 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,600,309.00
APPLICANT'S OPINION:	$3,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5067
APPLICANT:	RIDGEGATE APARTMENTS, INC.
PARCEL NO.:	3729 081
PARCEL ADDRESS:	0209 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,330,162.00
APPLICANT'S OPINION:	$1,910,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5068
APPLICANT:	CARLAND, INC.
PARCEL NO.:	3727 004
PARCEL ADDRESS:	0150 0154 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,679,011.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5070
APPLICANT:	ONE TIMBERLAKE, INC.
PARCEL NO.:	0296 013
PARCEL ADDRESS:	0575 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,523,466.00
APPLICANT'S OPINION:	$4,790,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5071
APPLICANT:	CAPISTRANO GARDEN INVEST INC
PARCEL NO.:	0195 001
PARCEL ADDRESS:	0735 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,405,372.00
APPLICANT'S OPINION:	$5,130,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5072
APPLICANT:	TOWER INTERNATIONAL INC/DBM INVESTMENT INC
PARCEL NO.:	0164 013
PARCEL ADDRESS:	0930 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,357,600.00
APPLICANT'S OPINION:	$1,985,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5074
APPLICANT:	TOWER INTERNATIONAL INC/DBM INVESTMENT INC
PARCEL NO.:	0164 012
PARCEL ADDRESS:	0930 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,563,606.00
APPLICANT'S OPINION:	$1,985,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5076
APPLICANT:	RIDGEGATE APARTMENTS, INC.
PARCEL NO.:	0226 010
PARCEL ADDRESS:	0716 7200 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,192,422.00
APPLICANT'S OPINION:	$2,810,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5077
APPLICANT:	RIDGEGATE APARTMENTS, INC.
PARCEL NO.:	0074 025
PARCEL ADDRESS:	0897 0899 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,164,560.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5269
APPLICANT:	ECKERT, BRYAN
PARCEL NO.:	0827 015
PARCEL ADDRESS:	0772 0778 OAK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,316,180.00
APPLICANT'S OPINION:	$1,068,680.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5377
APPLICANT:	STANFORD FEDERAL CREDIT UNION
PARCEL NO.:	0655 031
PARCEL ADDRESS:	2541 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,250,000.00
APPLICANT'S OPINION:	$2,725,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5570
APPLICANT:	MEHAN REVOC FAMILY TRUST
PARCEL NO.:	0500 016
PARCEL ADDRESS:	1280 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,576,000.00
APPLICANT'S OPINION:	$1,376,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 8, 2012, at 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5269	Bryan Eckert	Submitted

At the hour of 2:05 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:25 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5269	Bryan Eckert	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5377	Stanford Federal Credit Union	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5065	One Timberlake, Inc.	Postponed
2010-5067	Ridgegate Apartments, Inc.	Postponed
2010-5068	Carland, Inc.	Postponed
2010-5070	One Timberlake, Inc.	Postponed
2010-5071	Capistrano Garden Invest Inc.	Postponed
2010-5072	Tower International Inc/DBM I	Postponed
2010-5074	Tower International Inc/DBM I	Postponed
2010-5076	Ridgegate Apartments, Inc.	Postponed
2010-5077	Ridgegate Apartments, Inc.	Postponed
2010-5570	Mehan Revoc Family Trust	Postponed

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There being no further business, the Board, at the hour of 2:30 p.m. recessed to reconvene Thursday, August 9, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 9, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 09, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4242
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3728 103
PARCEL ADDRESS:	1277 1281 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,674.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4243
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3794 024
PARCEL ADDRESS:	1440 1440 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,616,830.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5064
APPLICANT:	581 MARKET ST PARTNERS LLC
PARCEL NO.:	3708 044
PARCEL ADDRESS:	0579 0581 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,572,967.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5090
APPLICANT:	DCG INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0316 002
PARCEL ADDRESS:	0301 MASON ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$11,274,235.00
APPLICANT'S OPINION:	$10,766,425.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5219
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,400,200.00
APPLICANT'S OPINION:	$1,800,200.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5220
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,449,700.00
APPLICANT'S OPINION:	$1,800,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5221
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,445,393.00
APPLICANT'S OPINION:	$1,800,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5231
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	0839 018
PARCEL ADDRESS:	0350 LAGUNA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,410,598.00
APPLICANT'S OPINION:	$2,875,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5232
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	0839 018
PARCEL ADDRESS:	0350 LAGUNA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,410,598.00
APPLICANT'S OPINION:	$2,875,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5243
APPLICANT:	MACKOWSKI FAMILY TRUST
PARCEL NO.:	0055 017
PARCEL ADDRESS:	0260 CHESTNUT ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$6,738,834.00
APPLICANT'S OPINION:	$4,273,834.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5245
APPLICANT:	MACKOWSKI FAMILY TRUST
PARCEL NO.:	0055 017
PARCEL ADDRESS:	0260 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,873,610.00
APPLICANT'S OPINION:	$4,359,310.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5247
APPLICANT:	MACKOWSKI FAMILY TRUST
PARCEL NO.:	0055 017
PARCEL ADDRESS:	0260 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,011,081.00
APPLICANT'S OPINION:	$4,446,495.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5312
APPLICANT:	MACQUARIE 55 NINTH STREET, INC.
PARCEL NO.:	3701 066
PARCEL ADDRESS:	0055 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,983,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, August 09, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4517
APPLICANT:	BULLETIN BUILDING OWNER, LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,024,224.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4622
APPLICANT:	SC PARTNERS LLC
PARCEL NO.:	0305 008
PARCEL ADDRESS:	0542 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,334,713.00
APPLICANT'S OPINION:	$1,315,386.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4626
APPLICANT:	SC PARTNERS LLC
PARCEL NO.:	0305 009
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,849,236.00
APPLICANT'S OPINION:	$13,408,859.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5009
APPLICANT:	RREEF AMERICA REIT III CORP EE
PARCEL NO.:	3735 005
PARCEL ADDRESS:	0631 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,820,591.00
APPLICANT'S OPINION:	$20,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5016
APPLICANT:	RREEF AMERICA REIT III CORP EE
PARCEL NO.:	3735 046
PARCEL ADDRESS:	0055 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,466,213.00
APPLICANT'S OPINION:	$31,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5052
APPLICANT:	TR 55 FRANCISCO LLC / KBS REALTY
PARCEL NO.:	0056 007
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,821,701.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5055
APPLICANT:	TR 55 FRANCISCO LLC / KBS REALTY
PARCEL NO.:	0056 008
PARCEL ADDRESS:	1789 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,643,402.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5098
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY TRUST
PARCEL NO.:	2010702351
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$201,521.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5102
APPLICANT:	BRANNAN FUNDING CORP.
PARCEL NO.:	3774 025
PARCEL ADDRESS:	0250 0250 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,435,446.00
APPLICANT'S OPINION:	$16,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5286
APPLICANT:	166 GEARY ASSOCIATES LIC
PARCEL NO.:	0309 010
PARCEL ADDRESS:	0166 0300 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,500,000.00
APPLICANT'S OPINION:	$6,750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 9, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Edward Campaña

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-5219	Diana Vollmer	Submitted
2010-5220	Diana Vollmer	Submitted
2010-5221	Diana Vollmer	Submitted
2010-5243	Mackowski Family Trust	Verbal Stipulation Approved

At the hour of 10:50 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:05 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5219	Diana Vollmer	A.V.Lowered (Board)
2010-5220	Diana Vollmer	A.V.Lowered (Board)
2010-5221	Diana Vollmer	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4242	David O'Keeffee	Denied-No Show
2010-4243	David O'Keeffee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5064	581 Market StPartners LLC	Postponed
2010-5090	DCG Investment Properties, LLC	Postponed
2010-5231	Alex Liverant	Withdrawn
2010-5232	Alex Liverant	Withdrawn
2010-5245	Mackowski Family Trust	Postponed

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Appeal No.	Name	Disposition (continued)
2010-5247	Mackowski Family Trust	Postponed
2010-5312	Macquarie 55 Ninth Street, Inc.	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene Monday, August 13, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 13, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 9, 2012
12:00 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2010-0261

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2010-0262

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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C) APPLICATION: 2010-0263

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$522,240.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D) APPLICATION: 2010-0264

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$521,002.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2010-0265

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

F) APPLICATION: 2010-0266

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

G) APPLICATION: 2010-0267

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,760.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

H) APPLICATION: 2010-0268

APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,565,041.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

I) APPLICATION: 2010-3170

APPLICANT:	YOUNG, CLIFFORD
PARCEL NO.:	2370 049
PARCEL ADDRESS:	3100 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,652,769.00
APPLICANT'S OPINION:	$1,000,580.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

J) APPLICATION: 2010-5257

APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 - 0634 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,534,096.00
APPLICANT'S OPINION:	$870,156.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

K) APPLICATION: 2010-5259

APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 - 0634 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,564,775.00
APPLICANT'S OPINION:	$870,156.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 9, 2012 at 12:00 p.m.

Present: John McGary, Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at 12:05 p.m. to deliberate valuation for the below listed applications. At the hour of 1:27 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0261	Mahmoud Larizadeh	Denied
2010-0262	Mahmoud Larizadeh	Denied
2010-0263	Mahmoud Larizadeh	A.V. Lowered (Board)
2010-0264	Mahmoud Larizadeh	A.V. Lowered (Board)
2010-0265	Mahmoud Larizadeh	Denied
2010-0266	Mahmoud Larizadeh	Denied
2010-0267	Mahmoud Larizadeh	A.V. Lowered (Board)
2010-0268	Mahmoud Larizadeh	A.V. Lowered (Board)
2010-3170	Clifford Young	A.V. Lowered (Board)
2010-5257	Christine Troy	A.V. Lowered (Board)
2010-5259	Christine Troy	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 1:34 p.m. recessed to reconvene Monday, August 13, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 13, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, August 10, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5449
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901180
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,084,460.00
APPLICANT'S OPINION:	$792,220.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5450
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901179
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,339,570.00
APPLICANT'S OPINION:	$1,129,915.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5451
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901178
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,402,714.00
APPLICANT'S OPINION:	$1,231,358.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5452
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901177
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,374,672.00
APPLICANT'S OPINION:	$1,246,464.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5453
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901184
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$575,323.00
APPLICANT'S OPINION:	$193,709.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5454
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901183
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$598,501.00
APPLICANT'S OPINION:	$241,886.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5455
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901182
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$665,099.00
APPLICANT'S OPINION:	$314,803.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5456
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901181
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$677,520.00
APPLICANT'S OPINION:	$355,804.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5457
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901185
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,074,653.00
APPLICANT'S OPINION:	$1,007,771.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5458
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901188
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$862,732.00
APPLICANT'S OPINION:	$789,741.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5459
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901187
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$865,110.00
APPLICANT'S OPINION:	$831,844.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5460
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901186
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,005,657.00
APPLICANT'S OPINION:	$1,000,053.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5461
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901190
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$516,788.00
APPLICANT'S OPINION:	$123,635.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5462
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901189
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$524,569.00
APPLICANT'S OPINION:	$161,027.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5463
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901191
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$545,013.00
APPLICANT'S OPINION:	$539,659.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5464
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901193
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,141,971.00
APPLICANT'S OPINION:	$495,229.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5465
APPLICANT:	CHEVYS RESTAURANTS LLC
PARCEL NO.:	2010901192
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,116,668.00
APPLICANT'S OPINION:	$536,582.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 13, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4958
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3786 038
PARCEL ADDRESS:	0501 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,078.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4959
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	0225 006
PARCEL ADDRESS:	0701 0715 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,099,716.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5211
APPLICANT:	MOSSER VICTORIAN HOTEL OF ARTS
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,401,829.00
APPLICANT'S OPINION:	$11,101,829.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5214
APPLICANT:	MOSSER VICTORIAN HOTEL OF ARTS
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,085,743.00
APPLICANT'S OPINION:	$11,085,743.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5262
APPLICANT:	IDS LLC
PARCEL NO.:	3775 150
PARCEL ADDRESS:	0599 03RD ST, #207
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$197,264.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5264
APPLICANT:	IDS LLC
PARCEL NO.:	3775 150
PARCEL ADDRESS:	0599 03RD ST, #207
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$197,264.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5399
APPLICANT:	IDS LLC
PARCEL NO.:	3775 150
PARCEL ADDRESS:	0599 03RD ST, #207
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$498,815.00
APPLICANT'S OPINION:	$197,264.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5497
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,800,000.00
APPLICANT'S OPINION:	$4,568,255.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5518
APPLICANT:	SANSOME 706 LLC
PARCEL NO.:	0174 007
PARCEL ADDRESS:	0706 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,800,000.00
APPLICANT'S OPINION:	$4,847,198.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5675
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,447,014.00
APPLICANT'S OPINION:	$1,680,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 13, 2012, at 9:30 a.m.

Present: Jeff Morris, Meg Ruxton and Ed Campaña

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 Supplemental Assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5675	Donna Lee Yao	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4958	Bank of America	Withdrawn
2010-4959	Bank of America	Withdrawn
2010-5211	Mosser Victorian Hotel of Art	Postponed
2010-5214	Mosser Victorian Hotel of Art	Postponed
2010-5262	IDS LLC	Postponed
2010-5264	IDS LLC	Postponed
2010-5399	IDS LLC	Postponed
2010-5497	Sansome 706 LLC	Postponed
2010-5518	Sansome 706 LLC	Postponed

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Tuesday, August 14, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 17, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, AUGUST 13, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-3198
APPLICANT:	BULKLEY FAMILY LP
PARCEL NO.:	1011 009
PARCEL ADDRESS:	3632 - 3638 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,984,500.00
APPLICANT'S OPINION:	$1,327,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 13, 2012 at 1:30 p.m.

Present: John McGary, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at 1:35 p.m. to deliberate valuation and prepare outline with legal counsel for findings of fact on the below listed application.

At the hour of 2:54 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3198	Bulkley Family LP	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:58 p.m. recessed to reconvene Tuesday, August 14, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, August 16, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, August 14, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3125
APPLICANT:	CHAICHANA, SARANYA
PARCEL NO.:	0145 032
PARCEL ADDRESS:	1268 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,416,757.00
APPLICANT'S OPINION:	$1,582,829.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3442
APPLICANT:	GROSSMAN, JAMES
PARCEL NO.:	1116 012
PARCEL ADDRESS:	0975 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,378,824.00
APPLICANT'S OPINION:	$1,036,063.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5327
APPLICANT:	ELIZABETH ANN CHAMBERLAIN TRUST
PARCEL NO.:	6637 011A
PARCEL ADDRESS:	0250 30TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4117
APPLICANT:	FRANK NORRIS CONDOS INC
PARCEL NO.:	0668 038
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 605
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$522,671.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4119
APPLICANT:	FRANK NORRIS CONDOS INC
PARCEL NO.:	0668 015
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$397,029.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4120
APPLICANT:	FRANK NORRIS CONDOS INC
PARCEL NO.:	0668 024
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$392,003.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4122
APPLICANT:	FRANK NORRIS CONDOS INC
PARCEL NO.:	0668 014
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$582,981.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, August 14, 2012 at 9:30 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3125	Saranya Chaichana	Submitted
2010-3442	James Grossman	Submitted

At the hour of 10:50 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3125	Saranya Chaichana	A.V. Lowered (Board)
2010-3442	James Grossman	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5327	Elizabeth Ann Chamberlain Trust	Withdrawn
2011-4117	Frank Norris Condos Inc.	Postponed
2011-4119	Frank Norris Condos Inc.	Postponed
2011-4120	Frank Norris Condos Inc.	Postponed
2011-4122	Frank Norris Condos Inc.	Postponed

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene Wednesday, August 15, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, August 17, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, August 14, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5575
APPLICANT:	LEE, PETER
PARCEL NO.:	2011900073
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$875,313.00
APPLICANT'S OPINION:	$813,296.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5576
APPLICANT:	LEE, PETER
PARCEL NO.:	2011990035
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,124,608.00
APPLICANT'S OPINION:	$1,079,882.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5648
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	3565 077
PARCEL ADDRESS:	3475 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,454,123.00
APPLICANT'S OPINION:	$1,229,123.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5649
APPLICANT:	HAL SF PORTFOLIO
PARCEL NO.:	3565 077
PARCEL ADDRESS:	3475 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,454,123.00
APPLICANT'S OPINION:	$1,229,123.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5650
APPLICANT:	HAL 3475 16TH SF, LLC
PARCEL NO.:	3565 077
PARCEL ADDRESS:	3475 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,453,726.00
APPLICANT'S OPINION:	$1,228,726.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5689
APPLICANT:	BED BATH & BEYOND OF CA, LLC
PARCEL NO.:	2011900269
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$6,612,509.00
APPLICANT'S OPINION:	$3,306,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5690
APPLICANT:	BED BATH & BEYOND OF CA, LLC
PARCEL NO.:	2011900268
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$6,674,077.00
APPLICANT'S OPINION:	$3,337,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5691
APPLICANT:	BED BATH & BEYOND OF CA, LLC
PARCEL NO.:	2011900267
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$7,106,264.00
APPLICANT'S OPINION:	$3,553,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5692
APPLICANT:	BED BATH & BEYOND OF CA, LLC
PARCEL NO.:	2011900266
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$6,721,917.00
APPLICANT'S OPINION:	$3,361,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5700
APPLICANT:	HAL SF PROPERTIES LP
PARCEL NO.:	1190 001A
PARCEL ADDRESS:	0043 COLE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,242,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5701
APPLICANT:	HAL SF PORTFOLIO
PARCEL NO.:	1190 001A
PARCEL ADDRESS:	0043 COLE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,242,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5702
APPLICANT:	HAL 43 COLE SF LLC
PARCEL NO.:	1190 001A
PARCEL ADDRESS:	0043 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,242,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 15, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3025
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,473,199.00
APPLICANT'S OPINION:	$46,390,137.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5599
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,810,000.00
APPLICANT'S OPINION:	$35,775,607.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4523
APPLICANT:	CFRI / URBAN 901 MARKET, LLC
PARCEL NO.:	3704 001
PARCEL ADDRESS:	0901 0919 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$66,697,655.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4524
APPLICANT:	CFRI / URBAN 901 MARKET, LLC
PARCEL NO.:	3704 062
PARCEL ADDRESS:	0422 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,117,386.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5049
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,958,124.00
APPLICANT'S OPINION:	$54,504,923.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5066
APPLICANT:	URBAN HOUSING, MB II LLC
PARCEL NO.:	8711 028
PARCEL ADDRESS:	0555 MISSION ROCK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,209,960.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5279
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$74,360,000.00
APPLICANT'S OPINION:	$57,615,814.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5280
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$75,136,199.00
APPLICANT'S OPINION:	$57,615,814.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5316
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5342
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$129,691,900.00
APPLICANT'S OPINION:	$38,904,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5447
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, August 15, 2012 at 9:35 a.m.

Present: Edward Campaña, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various year at issue being present, the Board heard evidence and testimony in support of the agreed upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

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8/15/12

Appeal No.	Name	Disposition
2009-3025	Fairfield Resorts Inc.	Verbal Stipulation Approved
2009-5599	Fairfield Resorts Inc.	Verbal Stipulation Approved
2010-5049	Fairfield Resorts Inc.	Verbal Stipulation Approved; (2 to 1 vote, with Member Robinson dissenting.)
2010-5279	Fairfield Resorts Inc.	Verbal Stipulation Approved
2010-5280	Fairfield Resorts Inc.	Withdraw at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4523	CFRI/Urban 901 Market, LLC	Postponed
2010-4524	CFRI/Urban 901 Market, LLC	Postponed
2010-5066	URBAN Housing, MB II LLC	Withdrawn
2010-5316	THOR 760M LLC	Postponed
2010-5342	THOR 760M LLC	Withdrawn
2010-5447	THOR 760M LLC	Postponed

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene Friday, August 17, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 20, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 16, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4081
APPLICANT:	NUMATA, HISASHI
PARCEL NO.:	2695 011
PARCEL ADDRESS:	0566 0570 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,343,208.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4377
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,119,341.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5249
APPLICANT:	LARSON, WILLIAM
PARCEL NO.:	2693 028
PARCEL ADDRESS:	4355 4359 18TH ST,
TOPIC:	
CURRENT ASSESSMENT:	$393,912.00
APPLICANT'S OPINION:	$311,385.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5520
APPLICANT:	SIMMONITE, KEVIN
PARCEL NO.:	5696 036
PARCEL ADDRESS:	0992 PERALTA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,339,137.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5561
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5660
APPLICANT:	RANDOLPH DEVELOPMENT
PARCEL NO.:	7088 051
PARCEL ADDRESS:	0314 RANDOLPH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,468,000.00
APPLICANT'S OPINION:	$562,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5661
APPLICANT:	RANDOLPH DEVELOPMENT
PARCEL NO.:	7088 051
PARCEL ADDRESS:	0314 RANDOLPH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,465,318.00
APPLICANT'S OPINION:	$512,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5662
APPLICANT:	RANDOLPH DEVELOPMENT
PARCEL NO.:	7088 056
PARCEL ADDRESS:	0300 0308 RANDOLPH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,672,800.00
APPLICANT'S OPINION:	$862,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5663
APPLICANT:	RANDOLPH DEVELOPMENT
PARCEL NO.:	7088 056
PARCEL ADDRESS:	0300 0308 RANDOLPH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,668,834.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5740
APPLICANT:	WONG, GARRIN
PARCEL NO.:	3537 087
PARCEL ADDRESS:	0435 DUBOCE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$1,018,200.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5960
APPLICANT:	GUERRERO, SERGIO
PARCEL NO.:	6955 016
PARCEL ADDRESS:	4724 4726 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$975,901.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5961
APPLICANT:	GUERRERO, SERGIO
PARCEL NO.:	6955 016
PARCEL ADDRESS:	4724 4726 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,004,401.00
APPLICANT'S OPINION:	$898,416.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5962
APPLICANT:	GUERRERO, SERGIO
PARCEL NO.:	6955 016
PARCEL ADDRESS:	4724 4726 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,002,019.00
APPLICANT'S OPINION:	$898,416.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, August 16, 2012 at 9:40 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4081	Hisashi Numata	Submitted
2010-5660	Randolph Development	Submitted
2010-5661	Randolph Development	Submitted
2010-5662	Randolph Development	Submitted
2010-5663	Randolph Development	Submitted
2010-5740	Garrin Wong	Submitted

At the hour of 11:50 a.m. the Board went into closed session to deliberate the above-referenced submitted applications, and to take possible action. The Board reconvened in open session at 12:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4081	Hisashi Numata	A.V.Lowered (Board)
2010-5660	Randolph Development	A.V.Lowered (Assessor)
2010-5661	Randolph Development	A.V.Lowered (Assessor)
2010-5662	Randolph Development	A.V.Lowered (Assessor)
2010-5663	Randolph Development	A.V.Lowered (Assessor)
2010-5740	Garrin Wong	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4377	Victoria Vides	Postponed
2010-5249	William Larson	Withdrawn

Appeal No.	Name	Disposition (Continue)
2010-5520	Kevin Simmonite	Withdrawn
2010-5561	Victoria Vides	Rejected/Invalid (Admin)
2010-5960	Sergio Guerrero	Withdrawn
2010-5961	Sergio Guerrero	Withdrawn
2010-5962	Sergio Guerrero	Withdrawn

There being no further business, the Board, at the hour of 12:35 p.m., recessed to reconvene Monday, August 20, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 17, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2892
APPLICANT:	SAN FRANCISCO WATERFRONT PARTNERS
PARCEL NO.:	2010702246
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,398,504.00
APPLICANT'S OPINION:	$33,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2897
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CENTER
PARCEL NO.:	0695 005
PARCEL ADDRESS:	1255 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,574,699.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2898
APPLICANT:	CALIFORNIA PACIFIC MEDICAL CENTER
PARCEL NO.:	0695 006
PARCEL ADDRESS:	1101 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,298,807.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2906
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 017
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,201,783.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2908
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 018
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,417,276.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2909
APPLICANT:	250 MONTGOMERY SF, LLC
PARCEL NO.:	0268 019
PARCEL ADDRESS:	0250 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,163,848.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, August 17, 2012 at 9:30 a.m.

Present: Gregory Blaine, Lawrence Lee and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2892	San Francisco Waterfront Partners	Submitted
2010-2906	250 Montgomery SF, LLC	Postponed at Hearing
2010-2908	250 Montgomery SF, LLC	Postponed at Hearing
2010-2909	250 Montgomery SF, LLC	Postponed at Hearing

At the hour of 11:30 a.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 11:50 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2892	San Francisco Waterfront Partners	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2897	California Pacific Medical Center	Postponed
2010-2898	California Pacific Medical Center	Postponed

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There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Monday, August 20, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 20, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 20, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6234
APPLICANT:	LEVEY, JESSE
PARCEL NO.:	8704 072
PARCEL ADDRESS:	0300 BERRY ST, # 509
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$564,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5790
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900236
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$296,771.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5791
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900235
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$299,645.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5792
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900234
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$311,864.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5793
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900241
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$181,340.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5794
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900240
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$199,113.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5795
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900239
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$201,381.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5796
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900238
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$202,539.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0488
APPLICANT:	MANCILLA, TERRANCE
PARCEL NO.:	4287 031
PARCEL ADDRESS:	1113 CONNECTICUT ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$533,329.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0489
APPLICANT:	GHEITH, YOUSEF
PARCEL NO.:	5358 029
PARCEL ADDRESS:	5102 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0492
APPLICANT:	LE, PAUL
PARCEL NO.:	1080 013
PARCEL ADDRESS:	2320 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,332,818.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0493
APPLICANT:	OSUNDE, DANIEL
PARCEL NO.:	5358 004
PARCEL ADDRESS:	5114 5116 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$666,408.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0499
APPLICANT:	LIN, JANET
PARCEL NO.:	2923 078
PARCEL ADDRESS:	0112 KENSINGTON WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$601,305.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 20, 2012 at 9:30 a.m.

Present: Diane Robinson, Mervin Conlan and John McGary

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6234	Jesse Levey	Submitted
2010-5713	KGO Television, Inc.	Verbal Stipulation Approved
2010-5716	KGO Television, Inc.	Verbal Stipulation Approved
2010-5717	KGO Television, Inc.	Verbal Stipulation Approved
2010-5718	KGO Television, Inc.	Verbal Stipulation Approved
2010-5720	KGO Television, Inc.	Verbal Stipulation Approved
2010-5721	KGO Television, Inc.	Verbal Stipulation Approved
2011-0002	Andy Lee	Verbal Stipulation Approved
2011-0040	Michael Martin	Verbal Stipulation Approved
2011-0629	James O'Donoghue	Verbal Stipulation Approved

At the hour of 11:10 a.m. the Board went into closed session to deliberate the above-referenced submitted application, and to take possible action. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6234	Jesse Levey	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5722	KGO Television, Inc.	Withdrawn
2010-5724	KGO Television, Inc.	Withdrawn
2011-0036	King Family Trust	Withdrawn
2011-0039	Joseph Buitrago	Withdrawn

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There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Wednesday, August 22, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 22, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 20, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0060
APPLICANT:	DOANE, JESSE
PARCEL NO.:	3153 025
PARCEL ADDRESS:	0043 ARAGO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$374,345.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0192
APPLICANT:	LIM, SHELDON
PARCEL NO.:	0063 007
PARCEL ADDRESS:	1915 1917 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,320,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5560
APPLICANT:	LAU, HANNAH
PARCEL NO.:	1780 035
PARCEL ADDRESS:	1346 26TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$826,252.00
APPLICANT'S OPINION:	$589,443.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, August 20, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0060
APPLICANT:	DOANE, JESSE
PARCEL NO.:	3153 025
PARCEL ADDRESS:	0043 ARAGO ST,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$374,345.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0192
APPLICANT:	LIM, SHELDON
PARCEL NO.:	0063 007
PARCEL ADDRESS:	1915 - 1917 STOCKTON ST,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$1,320,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
AUG 16 2012
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5560
APPLICANT:	LAU, HANNAH
PARCEL NO.:	1780 035
PARCEL ADDRESS:	1346 26TH AVE,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$826,252.00
APPLICANT'S OPINION:	$589,443.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 20, 2012 at 1:30 p.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicants for change in the assessed valuation of property affecting various year of the assessment roll being present, the Board heard legal evidence and testimony only regarding the change in ownership for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A83
#2
8/20/12

Appeal No.	Name	Disposition
2010-0060	Jesse Doane	Submitted
2010-0192	Sheldon Lim	Submitted

At the hour of 2:43 p.m. the Board went into closed session with legal counsel to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 3:52 p.m. and took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0060	Jesse Doane	Board ruled the 50% transfer was a reassessable event; Appeal for "No Change in Ownership" was Denied.
2010-0192	Sheldon Lim	Remains Under Submission.

The following listed applicant for change in the assessed valuation of property affecting the 2007 supplemental roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5560	Hannah Lau	Withdrawn

There being no further business, the Board, at the hour of 3:56 p.m. recessed to reconvene Wednesday, August 22, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board August 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 22, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
AB2
#1
8/22/12

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5742
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900160
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$9,681,521.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
AUG 14 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5743
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2011900159
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,188,084.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5744
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2009520803
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$10,138,668.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5745
APPLICANT:	HEI SAN FRANCISCO, LLC
PARCEL NO.:	2010520803
PARCEL ADDRESS:	00000333 0000BATTERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,374,095.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5746
APPLICANT:	COOPER SOFTWARE, INC.
PARCEL NO.:	2011900256
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$158,602.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5747
APPLICANT:	COOPER SOFTWARE, INC.
PARCEL NO.:	2011900255
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$213,927.00
APPLICANT'S OPINION:	$28,280.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5748
APPLICANT:	COOPER SOFTWARE, INC.
PARCEL NO.:	2011900250
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$178,774.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5749
APPLICANT:	COOPER SOFTWARE, INC.
PARCEL NO.:	2011900249
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$181,052.00
APPLICANT'S OPINION:	$974.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5750
APPLICANT:	MOSSER VIC. HOTEL OF ARTS & MUSIC, INC.
PARCEL NO.:	2011900167
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$456,677.00
APPLICANT'S OPINION:	$225,430.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5751
APPLICANT:	MOSSER VIC. HOTEL OF ARTS & MUSIC, INC.
PARCEL NO.:	2011900166
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$293,081.00
APPLICANT'S OPINION:	$81,317.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5752
APPLICANT:	MOSSER VIC. HOTEL OF ARTS & MUSIC, INC.
PARCEL NO.:	2011900165
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$273,762.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5753
APPLICANT:	MOSSER VIC. HOTEL OF ARTS & MUSIC, INC.
PARCEL NO.:	2011900164
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$169,338.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 22, 2012 at 1:35 p.m.

Present: Diane Robinson, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5746	Cooper Software, Inc.	Verbal Stipulation Approved
2010-5747	Cooper Software, Inc.	Verbal Stipulation Approved
2010-5748	Cooper Software, Inc.	Verbal Stipulation Approved
2010-5749	Cooper Software, Inc.	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5742	HEI San Francisco, LLC	Postponed
2010-5743	HEI San Francisco, LLC	Postponed
2010-5744	HEI San Francisco, LLC	Postponed
2010-5745	HEI San Francisco, LLC	Postponed
2010-5750	Mosser Vic. Hotel of Art & Mu	Withdrawn
2010-5751	Mosser Vic. Hotel of Art & Mu	Withdrawn
2010-5752	Mosser Vic. Hotel of Art & Mu	Withdrawn
2010-5753	Mosser Vic. Hotel of Art & Mu	Withdrawn

There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Monday, August 27, 2012 at 1:30 p .m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, August 27, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, AUGUST 23, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to deliberate and take possible action on the below listed application regarding the change in ownership issue only (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-0192
APPLICANT:	LIM, SHELDON
PARCEL NO.:	0063 007
PARCEL ADDRESS:	1915 - 1917 STOCKTON ST,
TOPIC:	Legal Issues Only Regarding Change in Ownership
CURRENT ASSESSMENT:	$1,320,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, August 23, 2012 at 1:30 p.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at 1:35 p.m. to consult with counsel and deliberate the legal issues that were presented on August 20, 2012 regarding a change in ownership for the below listed application.

At the hour of 2:06 p.m. the reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0192	Sheldon Lim	The change in ownership at issue constituted a reassessable event; Applicant's appeal for no reassessment is Denied.

There being no further business, the Board, at the hour of 2:10 p.m. recessed to reconvene Monday, August 27, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board September 4, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, August 24, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5789
APPLICANT:	DVA HEALTHCARE RENAL CARE, INC.
PARCEL NO.:	2011900237
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$1,320,810.00
APPLICANT'S OPINION:	$1,092,473.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
AUG 14 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5713
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900244
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,041,695.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5716
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900243
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,794,846.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5717
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2007200018
PARCEL ADDRESS:	00000900 0000FRONT ST, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	($25,311,784.00)
APPLICANT'S OPINION:	($35,000,000.00)
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5718
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900242
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$156,697.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5720
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900248
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$18,264.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5721
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900247
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$181,605.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5722
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900246
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$557,574.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5724
APPLICANT:	KGO TELEVISION, INC.
PARCEL NO.:	2011900245
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$500,368.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0002
APPLICANT:	LEE, ANDY
PARCEL NO.:	1825 001B
PARCEL ADDRESS:	1409 1411 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$993,458.00
APPLICANT'S OPINION:	$870,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0036
APPLICANT:	KING FAMILY TRUST
PARCEL NO.:	3510 060
PARCEL ADDRESS:	1458 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,960,775.00
APPLICANT'S OPINION:	$1,265,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0039
APPLICANT:	BUITRAGO, JOSEPH
PARCEL NO.:	6748 003
PARCEL ADDRESS:	4010 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$908,871.00
APPLICANT'S OPINION:	$750,504.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0040
APPLICANT:	MARTIN, MICHAEL
PARCEL NO.:	5871 010
PARCEL ADDRESS:	0231 NEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,622.00
APPLICANT'S OPINION:	$507,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0629
APPLICANT:	O'DONOGHUE, JAMES
PARCEL NO.:	5405 023
PARCEL ADDRESS:	0157V APOLLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$358,834.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing
Room 406, City Hall
Monday, August 27, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0095
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$2,107,681.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0835
APPLICANT:	PATEL, ABDUL
PARCEL NO.:	3755 018
PARCEL ADDRESS:	1110 1114 HARRISON ST,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$671,888.00
APPLICANT'S OPINION:	$413,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2408
APPLICANT:	LEI, JIE MOU
PARCEL NO.:	2354 001K
PARCEL ADDRESS:	2347 25TH AVE,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2974
APPLICANT:	TAYLOR, JOHN
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$23,492,925.00
APPLICANT'S OPINION:	$11,436,054.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3469
APPLICANT:	TOM, JUSTIN
PARCEL NO.:	0116 015
PARCEL ADDRESS:	0532 0536 GREEN ST,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$1,074,565.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3826
APPLICANT:	POON, KWOK YUE
PARCEL NO.:	0125 109
PARCEL ADDRESS:	1845 LEAVENWORTH ST, 202
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$860,062.00
APPLICANT'S OPINION:	$790,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4265
APPLICANT:	TOPHAM, EDWARD
PARCEL NO.:	0127 153
PARCEL ADDRESS:	0955 GREEN ST, #6
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$6,479,198.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4763
APPLICANT:	NORRIS, ESQ., CHRIS
PARCEL NO.:	6357 010
PARCEL ADDRESS:	0126 ARGONAUT AVE,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$345,000.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5376
APPLICANT:	PHILLIPS, CHARLES
PARCEL NO.:	7008 027
PARCEL ADDRESS:	0422 VICTORIA ST,
TOPIC:	Request to amend from a 2007/Sup appeal to 2010/Prop 8 appeal
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$515,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5614
APPLICANT:	HANG, PHILIP
PARCEL NO.:	7112 014
PARCEL ADDRESS:	0081 BROAD ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$705,200.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6405
APPLICANT:	THE OLYMPIC CLUB
PARCEL NO.:	2011520105
PARCEL ADDRESS:	00000599 0000SKYLINE BLVD, 0000
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$15,648,197.00
APPLICANT'S OPINION:	$3,699,958.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0172
APPLICANT:	GAWFCO ENTERPRISES
PARCEL NO.:	0936 016
PARCEL ADDRESS:	2498 LOMBARD ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$2,530,972.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0189
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$487,467.00
APPLICANT'S OPINION:	$369,967.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0190
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$488,614.00
APPLICANT'S OPINION:	$371,114.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0191
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$487,453.00
APPLICANT'S OPINION:	$370,975.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0192
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	6014 040
PARCEL ADDRESS:	4527 4529 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$491,122.00
APPLICANT'S OPINION:	$371,415.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the administrative meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, August 27, 2012, at 9:32 a.m.

Present: Jeffrey Morris, Diane Robinson and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from the parties regarding various administrative matters pertaining to the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0095	Wai Fung Trading Corp.	Reinstated Application
2010-2408	Jie Mou Lei	Reinstated Application
2010-2974	John Taylor	Reinstated Application
2010-3469	Justin Tom	Reinstated Application
2010-4265	Edward Topham	Reinstated Application
2010-4763	Chris Norris	Reinstated Application
2010-5376	Charles Phillips	Approved amending application from a 2007 supplemental appeal to a 2010 escape appeal.
2010-5614	Philip Hang	Reinstated Application
2011-6405	The Olympic Club	Accepted as Timely Filed
2012-0189	Howard Lockshin	Accepted as Timely Filed
2012-0190	Howard Lockshin	Accepted as Timely Filed
2012-0191	Howard Lockshin	Accepted as Timely Filed
2012-0192	Howard Lockshin	Accepted as Timely Filed

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing on the administrative issue as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3826	Kwok Yue Poon	Denied for Lack of Appearance

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing on the administrative issue as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0835	Abdul Patel	Postponed
2012-0172	GAWFCO Enterprises	Withdrew request to consider as timely filed for a Base Year appeal

There being no further business, the Board, at the hour of 11:22 a.m., recessed to reconvene Wednesday, August 29, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board September 4, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, August 27, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6317
APPLICANT:	MCCOY, WAUKEEN
PARCEL NO.:	1241 009A
PARCEL ADDRESS:	0021 BUENA VISTA EAST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,875,000.00
APPLICANT'S OPINION:	$1,744,739.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0969
APPLICANT:	MORTON'S OF CHICAGO
PARCEL NO.:	2010202467
PARCEL ADDRESS:	00000400 0000POST ST, 0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,459,966.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1038
APPLICANT:	GUERRERO, RENATO
PARCEL NO.:	5242 022
PARCEL ADDRESS:	3906 3908 03RD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$904,827.00
APPLICANT'S OPINION:	$659,193.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2175
APPLICANT:	SHIM, TOM
PARCEL NO.:	2979 012
PARCEL ADDRESS:	0820 0824 ULLOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,299,870.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2177
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 013
PARCEL ADDRESS:	0840 0850 ULLOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,199,880.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2654
APPLICANT:	FRESH ORGANICS, INC.
PARCEL NO.:	6508 034
PARCEL ADDRESS:	3935 3943 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,633,314.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2675
APPLICANT:	HUEY, FABIAN
PARCEL NO.:	0946 005
PARCEL ADDRESS:	2600 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,171,843.00
APPLICANT'S OPINION:	$5,312,170.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2696
APPLICANT:	REYKHEL, ALLA
PARCEL NO.:	2993 090
PARCEL ADDRESS:	2870 VACANT-CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$628,866.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2735
APPLICANT:	LAKE DISTRICT PROPERTY LLC
PARCEL NO.:	1364 004
PARCEL ADDRESS:	0125 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,765,288.00
APPLICANT'S OPINION:	$1,306,514.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2767
APPLICANT:	MAK, CHRIS
PARCEL NO.:	2648 052
PARCEL ADDRESS:	4200 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,958,112.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3443
APPLICANT:	BENSON REVOCABLE TRUST
PARCEL NO.:	6655 020
PARCEL ADDRESS:	1870 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,605,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, August 27, 2012 at 1:30 p.m.

Present: Diane Robinson, Mervin Conlan and John McGary

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6317	Waukeen McCoy	A.V.Lowered (Assessor)
2010-1038	Renato Guerrero	Postponed at Hearing
2010-2675	Fabian Huey	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2735	Lake District Property LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0969	Morton's of Chicago	Postponed
2010-2175	Tom Shim	Withdrawn
2010-2177	Richard Donahue	Withdrawn
2010-2654	Fresh Organics, Inc.	Withdrawn
2010-2696	Alla Reykhel	Postponed
2010-2767	Chris Mak	Postponed
2010-3443	Benson Revocable Trust	Postponed

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Wednesday, August 29, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, August 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, August 29, 2012
9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1482
APPLICANT:	PACIFIC EXCHANGE, INC.
PARCEL NO.:	2008200401
PARCEL ADDRESS:	00000220 MONTGOMERY ST, 0200
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,204,388.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1629
APPLICANT:	SEDGEWICK, DETERT, MORAN & ARNOLD LLP
PARCEL NO.:	2008200487
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,844,183.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1886
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008206296
PARCEL ADDRESS:	00000795 0000FOLSOM ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,727,254.00
APPLICANT'S OPINION:	$2,863,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1887
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008204018
PARCEL ADDRESS:	00000140 0000NEW MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,769,974.00
APPLICANT'S OPINION:	$885,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3188
APPLICANT:	NYSE GROUP/PACIFIC STOCK EXCHANGE
PARCEL NO.:	2009200401
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$18,546,317.00
APPLICANT'S OPINION:	$9,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3302
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3303
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3304
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,546,580.00
APPLICANT'S OPINION:	$9,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3507
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009204454
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,973,595.00
APPLICANT'S OPINION:	$3,576,453.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3510
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009211202
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,234,048.00
APPLICANT'S OPINION:	$356,580.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1945
APPLICANT:	MADISON GRAHAM COLORGRAPHICS INC.
PARCEL NO.:	2010201293
PARCEL ADDRESS:	00000888 0000TENNESSEE ST, 1921
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,480,307.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2971
APPLICANT:	LEE, IRENE
PARCEL NO.:	1623 001
PARCEL ADDRESS:	2001 2019 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,169.00
APPLICANT'S OPINION:	$880,400.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2985
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 058
PARCEL ADDRESS:	1501 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,213,725.00
APPLICANT'S OPINION:	$1,439,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3256
APPLICANT:	LEE, IRENE
PARCEL NO.:	1728 024
PARCEL ADDRESS:	2136 2154 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,509,036.00
APPLICANT'S OPINION:	$981,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3318
APPLICANT:	NYSE GROUP/PACIFIC STOCK EXCHANGE
PARCEL NO.:	2010200389
PARCEL ADDRESS:	00000220 0000MONTGOMERY ST, 0200
TOPIC:	
CURRENT ASSESSMENT:	$12,218,678.00
APPLICANT'S OPINION:	$6,073,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, August 29, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3304	Sperling Irrevocable Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1482	Pacific Exchange, Inc.	Postponed
2008-1629	Sedgewick, Detert, Moran &	Withdrawn
2008-1886	AT & T Services	Withdrawn
2008-1887	AT & T Services	Withdrawn
2009-3188	NYSE Group/Pacific Stock Exch	Postponed
2009-3302	Peter Sperling	Postponed
2009-3303	Peter Sperling	Postponed
2009-3507	Microsoft Corporation	Withdrawn
2009-3510	Microsoft Corporation	Withdrawn
2010-1945	Madison Graham Colorgraph	Withdrawn
2010-2971	Irene Lee	Withdrawn
2010-2985	Andreini, J & L Trust	Postponed
2010-3256	Irene Lee	Withdrawn
2010-3318	NYSE Group/Pacific Stock Exch	Postponed

There being no further business, the Board, at the hour of 10:00 a.m. recessed to reconvene Tuesday, September 4, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, September 4, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, August 29, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0283
APPLICANT:	ALBERTS, ROBERT
PARCEL NO.:	1435 020
PARCEL ADDRESS:	3946 3954 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$752,185.00
APPLICANT'S OPINION:	$242,482.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2887
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,273,135.00
APPLICANT'S OPINION:	$619,820.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2889
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 2449 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,277,265.00
APPLICANT'S OPINION:	$632,215.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5571
APPLICANT:	WILLIAM H. DOWNING SR. TRUST
PARCEL NO.:	6635 024
PARCEL ADDRESS:	0022 30TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$268,539.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, August 30, 2012
9:30 AM (ALLDAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5754
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900282
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$4,366,801.00
APPLICANT'S OPINION:	$2,180,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5755
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900281
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,846,303.00
APPLICANT'S OPINION:	$2,420,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5756
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900280
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$4,811,374.00
APPLICANT'S OPINION:	$2,410,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5757
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900286
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$360,930.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5758
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900285
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$348,309.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5759
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900284
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$342,253.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5760
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900290
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,136,989.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5761
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900289
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,335,547.00
APPLICANT'S OPINION:	$1,170,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5762
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900288
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,396,514.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5763
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900287
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,403,836.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5764
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900293
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$577,355.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5765
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900292
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$564,002.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5766
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900291
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$709,415.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5767
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900303
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,149,454.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5768
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900302
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,119,656.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5769
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900301
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,070,548.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5770
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900300
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,015,592.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5771
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900307
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,052,900.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5772
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900306
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,046,313.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5773
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900305
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,018,404.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5774
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900304
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,827,286.00
APPLICANT'S OPINION:	$910,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5775
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900299
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$744,426.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5776
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900298
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$733,876.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5777
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900297
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$802,427.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5778
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900296
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$810,457.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5779
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900311
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$1,562,408.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5780
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900310
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,658,280.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5781
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900309
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,836,560.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

30) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5782
APPLICANT:	ANDRE BOUDIN BAKERIES INC
PARCEL NO.:	2011900308
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,738,661.00
APPLICANT'S OPINION:	$870,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 31, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5313
APPLICANT:	CAFFERKEY, FRANK
PARCEL NO.:	4329 018
PARCEL ADDRESS:	2550 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,745,316.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 2 1 2012
Assessment Appeals Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, August 31, 2012
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CURRENT ASSESSMENT:	$2,745,316.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 21 2012
Assessment Appeals Board

AMENDED
AUG 29 2012
Assessment Appeals Board

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, September 04, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2399
APPLICANT:	1888 GENEVA LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,706,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2400
APPLICANT:	375 RHODE ISLAND, LLC
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,685,907.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3326
APPLICANT:	1888 GENEVA LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,664,635.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4197
APPLICANT:	LOVETT, ANDREW
PARCEL NO.:	1500 006
PARCEL ADDRESS:	0535 44TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$775,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5349
APPLICANT:	ALICE DEGREGORIO LIVING TRUST
PARCEL NO.:	2461A001R
PARCEL ADDRESS:	2691 2695 35TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$256,891.00
APPLICANT'S OPINION:	$256,891.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5350
APPLICANT:	ALICE DEGREGORIO LIVING TRUST
PARCEL NO.:	2461A001R
PARCEL ADDRESS:	2691 2695 35TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$262,026.00
APPLICANT'S OPINION:	$262,026.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5351
APPLICANT:	ALICE DEGREGORIO LIVING TRUST
PARCEL NO.:	2461A001R
PARCEL ADDRESS:	2691 2695 35TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$267,263.00
APPLICANT'S OPINION:	$267,263.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5352
APPLICANT:	ALICE DEGREGORIO LIVING TRUST
PARCEL NO.:	2461A001R
PARCEL ADDRESS:	2691 2695 35TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$272,605.00
APPLICANT'S OPINION:	$272,605.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0066
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0067
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,460,972.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0068
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0069
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,460,972.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4185
APPLICANT:	PEI ASSET POOL V LLC
PARCEL NO.:	6423 236
PARCEL ADDRESS:	1828- 1838 1848-1858 GENEVA AVE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,797,647.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5008
APPLICANT:	375 RHODE ISLAND LLC
PARCEL NO.:	3956 005
PARCEL ADDRESS:	0375 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,704,859.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, September 4, 2012, at 9:38 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4197	Andrew Lovett	Submitted
2011-0066	Alan McCarthy	Postponed at Hearing
2011-0067	Alan McCarthy	Postponed at Hearing
2011-0068	Alan McCarthy	Postponed at Hearing
2011-0069	Alan McCarthy	Postponed at Hearing

At the hour of 10:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:25 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4197	Andrew Lovett	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll, having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2399	1888 Geneva LLC	Withdrawn
2009-2400	375 Rhode Island, LLC	Withdrawn
2010-3326	1888 Geneva LLC	Postponed
2010-5349	Alice Degregorio Living Trust	Withdrawn
2010-5350	Alice Degregorio Living Trust	Withdrawn
2010-5351	Alice Degregorio Living Trust	Withdrawn
2010-5352	Alice Degregorio Living Trust	Withdrawn
2011-4185	PEI Asset Pool V LLC	Postponed
2011-5008	375 Rhode Island LLC	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m. recessed to reconvene Thursday, September 6, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 6, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Room 406, City Hall
Tuesday, September 04, 2012
1:30 PM

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5299
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 354
PARCEL ADDRESS:	0425 1ST ST, 4902
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,355,268.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
AUG 28 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5300
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 346
PARCEL ADDRESS:	0425 1ST ST, 4802
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,098.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5301
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 389
PARCEL ADDRESS:	0425 1ST ST, 5501
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$899,063.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5302
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 389
PARCEL ADDRESS:	0425 1ST ST, 5501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5402
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,219.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5403
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,398.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5404
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,684.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5405
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$66,994.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5406
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,328.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5407
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,691.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5408
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,083.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5409
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,996.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5410
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,069.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5411
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,150.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5412
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,231.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5413
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,314.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5414
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,399.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5415
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,485.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5417
APPLICANT:	IGX PROPERTIES LLC
PARCEL NO.:	0296 141
PARCEL ADDRESS:	0490 POST ST, #1700
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,655,000.00
APPLICANT'S OPINION:	$1,225,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5418
APPLICANT:	IGX PROPERTIES LLC
PARCEL NO.:	0296 141
PARCEL ADDRESS:	0490 POST ST, #1700
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,688,100.00
APPLICANT'S OPINION:	$1,225,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5419
APPLICANT:	IGX PROPERTIES LLC
PARCEL NO.:	0296 141
PARCEL ADDRESS:	0490 POST ST, #1700
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,684,098.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 4, 2012 at 1:45 p.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

Marie Blits, Deputy City Attorney

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5299	Shirley Hwang	Board approved Assessor request at hearing to postpone; status report due September 28, 2012 from both parties.
2010-5300	Shirley Hwang	Same as above.
2010-5301	Shirley Hwang	Same as above.
2010-5302	Shirley Hwang	Same as above.
2010-5417	IGX Properties, LLC	Submitted.
2010-5418	IGX Properties, LLC	Verbal Stipulation Approved.
2010-5419	IGX Properties, LLC	Verbal Stipulation Approved.

The Board went into closed session at 3:40 p.m. to deliberate and take possible action on the above submitted application. At the hour of 3:55 p.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2010-5417	IGX Properties, LLC	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed

Appeal No.	Name	Disposition
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed
2010-5402	De Beau Group, LP	Postponed

There being no further business, the Board, at the hour of 4:00 p.m. recessed to reconvene Wednesday, September 5, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board September 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 05, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5446
APPLICANT:	O'REILLY, EOIN
PARCEL NO.:	1926 031
PARCEL ADDRESS:	1624 18TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$344,384.00
APPLICANT'S OPINION:	$67,968.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5526
APPLICANT:	CHUNG, MARGIE
PARCEL NO.:	0153 020
PARCEL ADDRESS:	1374 1378 BROADWAY ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$852,527.00
APPLICANT'S OPINION:	$553,632.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5574
APPLICANT:	KAYTUN, DIANA
PARCEL NO.:	1595 115
PARCEL ADDRESS:	0783 LA PLAYA , 1
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$558,518.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5588
APPLICANT:	O'SULLIVAN, MARGARET
PARCEL NO.:	2479 011
PARCEL ADDRESS:	2643 17TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$310,718.00
APPLICANT'S OPINION:	$66,237.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5589
APPLICANT:	O'SULLIVAN, MARGARET
PARCEL NO.:	2479 011
PARCEL ADDRESS:	2643 17TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$555,279.00
APPLICANT'S OPINION:	$66,238.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 5, 2012 at 1:35 p.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5446	Eoin O'Reilly	Board approved verbal stipulation that the March 20, 2009 change in ownership is 7.9758% reassessable.
2010-5574	Diana Kaytun	Submitted
2010-5588	Margaret O'Sullivan	Submitted
2010-5589	Margaret O'Sullivan	Submitted

SF
BOS
#2
9/5/12

The Board went into closed session at 3:42 p.m. to deliberate and take possible action on the above submitted applications. At the hour of 4:18 p.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5574	Diana Kaytun	Board ruled the April 29, 2009 change in ownership was not a reassessable event; Supplemental Assessment to be Cancelled
2010-5588	Margaret O'Sullivan	Remains under Submission
2010-5589	Margaret O'Sullivan	Remains under Submission

The following listed applicants for change in the assessed valuation of property affecting the 2006 supplemental assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5526	Margie Chung	Withdrawn

There being no further business, the Board, at the hour of 4:24 p.m. recessed to reconvene Thursday, September 6, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 24, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 06, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5193
APPLICANT:	LINANE, EVELYN
PARCEL NO.:	3063 041
PARCEL ADDRESS:	0147 MELROSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$618,751.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5422
APPLICANT:	ONE RINCON HILL PHASE II LLC
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,480,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5423
APPLICANT:	ONE RINCON HILL PHASE II LLC
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,969,600.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5476
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,380,088.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5477
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,343,636.00
APPLICANT'S OPINION:	$7,670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5487
APPLICANT:	HOTELS 2010 LP C/O GORDON & REES
PARCEL NO.:	0318 013
PARCEL ADDRESS:	0580 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,636,597.00
APPLICANT'S OPINION:	$1,100,504.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5610
APPLICANT:	LIU, SANDY
PARCEL NO.:	0304 002
PARCEL ADDRESS:	0649 JONES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5611
APPLICANT:	LIU, SANDY
PARCEL NO.:	0304 002
PARCEL ADDRESS:	0649 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,777,387.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5612
APPLICANT:	LIU, SANDY
PARCEL NO.:	0304 002
PARCEL ADDRESS:	0649 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,770,973.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5693
APPLICANT:	LEE, PATRICIA
PARCEL NO.:	0665 013
PARCEL ADDRESS:	1640 1650 BUSH ST,
TOPIC:	
CURRENT ASSESSMENT:	$242,573.00
APPLICANT'S OPINION:	$102,573.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5739
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	3762 049
PARCEL ADDRESS:	0145 STILLMAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5800
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$15,062,372.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5801
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$15,363,619.00
APPLICANT'S OPINION:	$10,750,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5802
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$15,670,890.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5803
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$15,984,307.00
APPLICANT'S OPINION:	$11,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5804
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$16,303,992.00
APPLICANT'S OPINION:	$11,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND ESCAPE
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 6, 2012 at 9:36 a.m.

Present: Jeffrey Morris, Diane Robinson and Ed Campaña

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
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9/6/12

Appeal No.	Name	Disposition
2010-5693	Patricia Lee	Submitted

The Board went into closed session at 10:10 a.m. to deliberate and take possible action on the above-submitted application. At the hour of 10:20 a.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2010-5693	Patricia Lee	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5193	Evelyn Linane	Withdrawn
2010-5422	One Rincon Hill Phase II LLC	Withdrawn
2010-5423	One Rincon Hill Phase II LLC	Withdrawn
2010-5476	Venystate, Inc	Withdrawn
2010-5477	Venystate, Inc	Withdrawn
2010-5487	Hotels 2010 LP	Postponed
2010-5610	Sandy Liu	Postponed
2010-5611	Sandy Liu	Postponed
2010-5612	Sandy Liu	Postponed
2010-5739	Clear Channel Outdoor, Inc.	Postponed
2010-5800	Venystate, Inc.	Withdrawn
2010-5801	Venystate, Inc.	Withdrawn
2010-5802	Venystate, Inc.	Withdrawn
2010-5803	Venystate, Inc.	Withdrawn
2010-5804	Venystate, Inc.	Withdrawn

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There being no further business, the Board, at the hour of 10:23 a.m. recessed to reconvene Monday, September 24, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, September 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, September 06, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5507
APPLICANT:	LO, CAROL
PARCEL NO.:	5890 022A
PARCEL ADDRESS:	0230 NEY ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$692,300.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
AUG 28 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5521
APPLICANT:	CHAN, CHANG
PARCEL NO.:	7166 025
PARCEL ADDRESS:	0254 FLOURNOY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$462,900.00
APPLICANT'S OPINION:	$383,937.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5553
APPLICANT:	LEE, STEPHEN
PARCEL NO.:	6340 011
PARCEL ADDRESS:	0748 VIENNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$563,784.00
APPLICANT'S OPINION:	$545,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5554
APPLICANT:	CAI, QI CI
PARCEL NO.:	7103 003A
PARCEL ADDRESS:	0022 FARALLONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$532,640.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5555
APPLICANT:	CAI, QI CI
PARCEL NO.:	7103 003A
PARCEL ADDRESS:	0022 FARALLONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$556,616.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0350
APPLICANT:	DUARIO, DICKSON
PARCEL NO.:	6357 026
PARCEL ADDRESS:	0330 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$390,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0402
APPLICANT:	SU, JENNIFER
PARCEL NO.:	2104 040
PARCEL ADDRESS:	1950 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$651,414.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0426
APPLICANT:	KENNEDY, PATRICK
PARCEL NO.:	1632 024
PARCEL ADDRESS:	0602 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,130,782.00
APPLICANT'S OPINION:	$908,916.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0428
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,751,629.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0431
APPLICANT:	AMBER LIVING TRUST
PARCEL NO.:	1012 006
PARCEL ADDRESS:	0331 0335 SPRUCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,171,227.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0443
APPLICANT:	DRAPPA, JORN
PARCEL NO.:	5613 013
PARCEL ADDRESS:	0038 BONVIEW ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,234,124.00
APPLICANT'S OPINION:	$942,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, September 6, 2012 at 1:30 p.m.

Present: Louisa Mendoza, John McGary and Ed Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5554	Qi Ci Cai	A.V.Lowered (Assessor)
2010-5555	Qi Ci Cai	Submitted
2011-0402	Jennifer Su	Submitted
2011-0426	Patrick Kennedy	Submitted
2011-0428	Juan Kong	Verbal Stipulation Approved

The Board went into closed session at 2:15 p.m. to deliberate and take possible action on the above submitted applications. At the hour of 2:30 p.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5555	Qi Ci Cai	A.V.Lowered (Board)
2011-0402	Jennifer Su	A.V.Lowered (Board)
2011-0426	Patrick Kennedy	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2007 and 2011assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5507	Carol Lo	Denied-No Show
2011-0443	Jorn Drappa	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5521	Chang Chan	Withdrawn
2010-5553	Stephen Lee	Withdrawn
2011-0350	Dickson Duario	Postponed
2011-0431	Amber Living Trust	Withdrawn

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There being no further business, the Board, at the hour of 2:35 p.m. recessed to reconvene Friday, September 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 3, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, September 07, 2012
9:30 AM

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SF
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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0089
APPLICANT:	LO, JENNIFER
PARCEL NO.:	7517 215
PARCEL ADDRESS:	0990 DUNCAN ST, 307G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$522,816.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0119
APPLICANT:	LEONARD, GEOFF
PARCEL NO.:	1555 036
PARCEL ADDRESS:	0560 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0133
APPLICANT:	ANZA VISTA INVESTMENT, LLC
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,964,187.00
APPLICANT'S OPINION:	$1,479,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0185
APPLICANT:	HEUBERGER, PAUL
PARCEL NO.:	1682 001C
PARCEL ADDRESS:	0815 39TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$891,961.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0243
APPLICANT:	SEIDEL, CHARLES
PARCEL NO.:	4011 025
PARCEL ADDRESS:	0594- 0598 VERMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,563,393.00
APPLICANT'S OPINION:	$895,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0244
APPLICANT:	KUMAR, SURINDER
PARCEL NO.:	6946 030
PARCEL ADDRESS:	0999 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,315,800.00
APPLICANT'S OPINION:	$1,034,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0263
APPLICANT:	KROUSS REVOC TRUST
PARCEL NO.:	4060 050
PARCEL ADDRESS:	0701 MINNESOTA ST, 215
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$879,996.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0301
APPLICANT:	ZHONG LUO, HAN
PARCEL NO.:	6955 043
PARCEL ADDRESS:	0008 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,537,866.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0305
APPLICANT:	PERFUMO, JOHN
PARCEL NO.:	5525 044
PARCEL ADDRESS:	3276 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$951,626.00
APPLICANT'S OPINION:	$820,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0310
APPLICANT:	LEE, SUNG
PARCEL NO.:	1543 046
PARCEL ADDRESS:	3727 3729 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,929,405.00
APPLICANT'S OPINION:	$1,270,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0315
APPLICANT:	BARTOLI, DAVID
PARCEL NO.:	8702 566
PARCEL ADDRESS:	0260 KING ST, #575
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$623,362.00
APPLICANT'S OPINION:	$396,342.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0401
APPLICANT:	KUBEIN, ROGER
PARCEL NO.:	2847 027
PARCEL ADDRESS:	0905 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,938,119.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0458
APPLICANT:	BERMUDEZ, KENNETH
PARCEL NO.:	1036 050
PARCEL ADDRESS:	0525 SPRUCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$622,284.00
APPLICANT'S OPINION:	$352,672.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4109
APPLICANT:	KUMAR, SURINDER
PARCEL NO.:	6946 030
PARCEL ADDRESS:	0999 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,312,680.00
APPLICANT'S OPINION:	$1,034,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4110
APPLICANT:	KUMAR, SURINDER
PARCEL NO.:	6946 030
PARCEL ADDRESS:	0999 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,322,564.00
APPLICANT'S OPINION:	$1,034,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, September 7, 2012 at 9:30 a.m.

Present: Margaret Ruxton, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0185	Paul Heuberger	Submitted
2011-0301	Han Zhong Luo	Verbal Stipulation Approved
2011-0305	John Perfumo	Submitted
2011-0315	David Bartoli	Verbal Stipulation Approved
2011-0401	Roger Kubein	Verbal Stipulation Approved

The Board went into closed session at 10:20 a.m. to deliberate and take possible action on the above-submitted applications. At the hour of 10:35 a.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0185	Paul Heuberger	A.V.Lowered (Assessor)
2011-0305	John Perfumo	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0089	Jennifer Lo	Postponed
2011-0119	Geoff Leonard	Postponed
2011-0133	Anza Vista Investment, LLC	Withdrawn
2011-0243	Charles Seidel	Withdrawn
2011-0244	Surinder Kumar	Postponed
2011-0263	Krouss Revoc Trust	Postponed
2011-0310	Sung Lee	Withdrawn

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Appeal No.	Name	Disposition (con't)
2011-0458	Kenneth Bermudez	Withdrawn
2011-4109	Surinder Kumar	Postponed
2011-4110	Surinder Kumar	Postponed

There being no further business, the Board, at the hour of 10:38 a.m. recessed to reconvene Wednesday, September 26, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, September 26, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 12, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5313
APPLICANT:	CAFFERKEY, FRANK
PARCEL NO.:	4329 018
PARCEL ADDRESS:	2550 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,745,316.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, September 24, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5617
APPLICANT:	LANYADOO, NISSIM
PARCEL NO.:	0270 001
PARCEL ADDRESS:	0353 0359 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,739,405.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5618
APPLICANT:	LANYADOO, NISSIM
PARCEL NO.:	0270 001
PARCEL ADDRESS:	0353 0359 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,273,846.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5646
APPLICANT:	O'REILLY, EOIN
PARCEL NO.:	1926 031
PARCEL ADDRESS:	1624 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,450.00
APPLICANT'S OPINION:	$67,968.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5683
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	0443A003
PARCEL ADDRESS:	0036 CERVANTES BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,686,071.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5684
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	0443A003
PARCEL ADDRESS:	0036 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,859,852.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5685
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	0443A003
PARCEL ADDRESS:	0036 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,897,048.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5686
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	0443A003
PARCEL ADDRESS:	0036 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,934,987.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5687
APPLICANT:	DUDUM, RICHARD
PARCEL NO.:	0443A003
PARCEL ADDRESS:	0036 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,930,400.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0050
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3731 021
PARCEL ADDRESS:	1052 1058 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0095
APPLICANT:	DEAMICIS, CLEMENT
PARCEL NO.:	0253 010
PARCEL ADDRESS:	1044 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,050,102.00
APPLICANT'S OPINION:	$2,475,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0203
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,488,085.00
APPLICANT'S OPINION:	$1,990,308.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0219
APPLICANT:	TRUST, GEORGE
PARCEL NO.:	0166 054
PARCEL ADDRESS:	0733 FRONT ST, #502
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$948,350.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0287
APPLICANT:	GOEPPINGER, COLE
PARCEL NO.:	0852 010
PARCEL ADDRESS:	0180 0182 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,112,406.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0314
APPLICANT:	NITA, HENRY
PARCEL NO.:	3774 391
PARCEL ADDRESS:	0200 BRANNAN ST, #415
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0400
APPLICANT:	HAFEEZ, ABDUL
PARCEL NO.:	0162 025
PARCEL ADDRESS:	0515 0525 BROADWAY ,
TOPIC:	
CURRENT ASSESSMENT:	$3,519,991.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0427
APPLICANT:	KONG, JUAN
PARCEL NO.:	0157 060
PARCEL ADDRESS:	1027 1031 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,830,060.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, September 24, 2012 at 9:35 a.m.

Present: Greg Blaine, Diane Robinson and Ed Campaña

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various years of the assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5683	Richard Dudum	Submitted
2011-0095	Clement Deamicis	Verbal Stipulation Approved
2011-0219	George Trust	A.V. Lowered (Assessor)
2011-0287	Cole Goeppinger	Verbal Stipulation Approved
2011-0400	Abdul Hafeez	Submitted
2011-0427	Juan Kong	Verbal Stipulation Approved

The Board went into closed session at 11:34 a.m. to deliberate and take possible action on the above-submitted applications. At the hour of 11:53 a.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5683	Richard Dudum	A.V. Lowered (Board)
2011-0400	Abdul Hafeez	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0050	Sergio Iantorno	Denied-No Show
2011-0203	Diana Vollmer	Denied-No Show
2011-0314	Henry Nita	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5617	Nissim Lanyadoo	Withdrawn
2010-5618	Nissim Lanyadoo	Withdrawn
2010-5646	Eoin O'Reilly	Postponed
2010-5684	Richard Dudum	Postponed
2010-5685	Richard Dudum	Postponed
2010-5686	Richard Dudum	Postponed
2010-5687	Richard Dudum	Postponed

There being no further business, the Board, at the hour of 11:58 a.m. recessed to reconvene Wednesday, September 26, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 1, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, September 26, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5623
APPLICANT:	FLYNN, RUSSELL
PARCEL NO.:	0346 006
PARCEL ADDRESS:	0366 0390 GOLDEN GATE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$13,000,000.00
APPLICANT'S OPINION:	$9,210,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5624
APPLICANT:	FLYNN, RUSSELL
PARCEL NO.:	0346 006
PARCEL ADDRESS:	0366 0390 GOLDEN GATE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$13,000,000.00
APPLICANT'S OPINION:	$9,210,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5625
APPLICANT:	FLYNN, RUSSELL
PARCEL NO.:	0346 006
PARCEL ADDRESS:	0366 0390 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,260,000.00
APPLICANT'S OPINION:	$9,210,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5626
APPLICANT:	FLYNN, RUSSELL
PARCEL NO.:	0346 006
PARCEL ADDRESS:	0366 0390 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,228,573.00
APPLICANT'S OPINION:	$9,210,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5806
APPLICANT:	GLENBOROUGH FOUNDRY SQUARE LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	2ND ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5816
APPLICANT:	TISCORNIA FAMILY LIMITED PARTNERS
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 0512 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$434,344.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5817
APPLICANT:	TISCORNIA FAMILY LIMITED PARTNERS
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 0512 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$445,928.00
APPLICANT'S OPINION:	$63,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5818
APPLICANT:	TISCORNIA FAMILY LIMITED PARTNERS
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 0512 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$454,842.00
APPLICANT'S OPINION:	$63,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5819
APPLICANT:	TISCORNIA FAMILY LIMITED PARTNERS
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 0512 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$463,935.00
APPLICANT'S OPINION:	$63,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5820
APPLICANT:	TISCORNIA FAMILY LIMITED PARTNERS
PARCEL NO.:	0077 011
PARCEL ADDRESS:	0500 0512 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$462,834.00
APPLICANT'S OPINION:	$63,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0192
APPLICANT:	ARTUS, JACQUES
PARCEL NO.:	0253A034
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1522
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,297.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0194
APPLICANT:	ARTUS, JACQUES
PARCEL NO.:	0253A035
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1523
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,199.00
APPLICANT'S OPINION:	$364,293.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0195
APPLICANT:	ARTUS, JACQUES
PARCEL NO.:	0253A036
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1524
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,448,269.00
APPLICANT'S OPINION:	$1,012,843.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0307
APPLICANT:	4201 DALE ROAD LLC
PARCEL NO.:	0313 005
PARCEL ADDRESS:	0039 0041 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,725,475.00
APPLICANT'S OPINION:	$4,369,680.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0319
APPLICANT:	DeMARS FAMILY TRUST
PARCEL NO.:	0313 001
PARCEL ADDRESS:	0101 0111 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,017,811.00
APPLICANT'S OPINION:	$956,564.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0381
APPLICANT:	MAYER, RICHARD
PARCEL NO.:	0630 041
PARCEL ADDRESS:	2595 CLAY ST, 9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0382
APPLICANT:	CHENARD, JONATHAN
PARCEL NO.:	0548 025A
PARCEL ADDRESS:	1335 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,562,115.00
APPLICANT'S OPINION:	$4,475,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0383
APPLICANT:	CHENARD, JONATHAN
PARCEL NO.:	0548 025A
PARCEL ADDRESS:	1335 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,502,640.00
APPLICANT'S OPINION:	$4,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0405
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 086
PARCEL ADDRESS:	0017 0017V BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$775,158.00
APPLICANT'S OPINION:	$462,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, September 26, 2012, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-0192	Jacques Artus	Verbal Stipulation Approved
2011-0194	Jacques Artus	Verbal Stipulation Approved
2011-0195	Jacques Artus	Verbal Stipulation Approved
2011-0319	DeMars Family Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5623	Russell Flynn	Postponed
2010-5624	Russell Flynn	Postponed
2010-5625	Russell Flynn	Postponed
2010-5626	Russell Flynn	Postponed
2010-5806	Glenboroubh Foundry Square	Postponed
2010-5816	Tiscornia Family Limited Part	Withdrawn
2010-5817	Tiscornia Family Limited Part	Withdrawn
2010-5818	Tiscornia Family Limited Part	Withdrawn
2010-5819	Tiscornia Family Limited Part	Withdrawn
2010-5820	Tiscornia Family Limited Part	Withdrawn
2011-0307	4201 Dale Road LLC	Postponed
2011-0381	Richard Mayer	Withdrawn
2011-0382	Jonathan Chenard	Withdrawn
2011-0383	Jonathan Chenard	Withdrawn
2011-0405	Sally Stull	Withdrawn

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Thursday, September 27, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 2, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, September 26, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0101
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$234,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0102
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$259,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0103
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$275,289.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0104
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$237,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0105
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$262,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0106
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$278,548.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0107
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V 0000 YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$245,523.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0108
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V 0000 YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$270,933.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0109
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V 0000 YORK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,515.00
APPLICANT'S OPINION:	$187,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0463
APPLICANT:	VARGO, JONATHAN
PARCEL NO.:	3520 071
PARCEL ADDRESS:	1488 0000 HARRISON ST, #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0466
APPLICANT:	TAIMANOV, OLGA
PARCEL NO.:	1916 007
PARCEL ADDRESS:	1678 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$690,000.00
APPLICANT'S OPINION:	$648,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0469
APPLICANT:	UNIACKE, MARY
PARCEL NO.:	3207 048
PARCEL ADDRESS:	0078 0000 OCEAN AVE, #21
TOPIC:	
CURRENT ASSESSMENT:	$537,646.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0574
APPLICANT:	EIBSCHUTZ, OFER
PARCEL NO.:	1713 034
PARCEL ADDRESS:	1254 0000 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,000.00
APPLICANT'S OPINION:	$721,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0591
APPLICANT:	TO, CECILIA
PARCEL NO.:	3588 095
PARCEL ADDRESS:	0025 0000 LAPIDGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$878,428.00
APPLICANT'S OPINION:	$771,428.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0593
APPLICANT:	SZETO, MAY
PARCEL NO.:	2390 043
PARCEL ADDRESS:	2535 2539 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,361,483.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, September 26, 2012 at 1:30 p.m.

Present: Margaret Ruxton, Fred Perez and Ed Campaña

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0101	Patrick Quinlan	Verbal Stipulation Approved
2009-0104	Patrick Quinlan	Verbal Stipulation Approved
2009-0107	Patrick Quinlan	Verbal Stipulation Approved
2011-0463	Jonathan Vargo	Submitted
2011-0574	Ofer Eibschutz	Verbal Stipulation Approved
2011-0593	Msy Szeto	Verbal Stipulation Approved

The Board went into closed session at 2:25 p.m. to deliberate and take possible action on the above-submitted application. At the hour of 2:30 p.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2011-0463	Jonathan Vargo	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0102	Patrick Quinlan	Withdrawn
2009-0103	Patrick Quinlan	Withdrawn
2009-0105	Patrick Quinlan	Withdrawn
2009-0106	Patrick Quinlan	Withdrawn
2009-0108	Patrick Quinlan	Withdrawn
2009-0109	Patrick Quinlan	Withdrawn
2011-0466	Olga Taimanov	Withdrawn
2011-0469	Mary Uniacke	Withdrawn
2011-0591	Cecilia To	Postponed

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There being no further business, the Board, at the hour of 2:35 p.m. recessed to reconvene Thursday, September 27, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 01, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, September 27, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0444
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	6660 058
PARCEL ADDRESS:	3550 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,600,653.00
APPLICANT'S OPINION:	$1,760,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0446
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	1743 050
PARCEL ADDRESS:	0601 LINCOLN WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,200,349.00
APPLICANT'S OPINION:	$1,165,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0604
APPLICANT:	COMSTOCK INVESTMENTS LLC
PARCEL NO.:	3517 016
PARCEL ADDRESS:	0245 11TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,238,285.00
APPLICANT'S OPINION:	$4,052,635.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0630
APPLICANT:	MURATORE PROPERTIES, INC.
PARCEL NO.:	5423A014
PARCEL ADDRESS:	2525 PHELPS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,861,903.00
APPLICANT'S OPINION:	$1,846,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0665
APPLICANT:	PANG, GERALD
PARCEL NO.:	3514 170
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 740
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$588,832.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0666
APPLICANT:	AMCHISLAVSKY, GENNADY
PARCEL NO.:	1650 032
PARCEL ADDRESS:	0716 0718 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,608,222.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0695
APPLICANT:	JEW, VICKY
PARCEL NO.:	6412 035
PARCEL ADDRESS:	1078 1082 GENEVA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,104,001.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0767
APPLICANT:	SUDYKA, CRAIG
PARCEL NO.:	1129 094
PARCEL ADDRESS:	1800 TURK ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$609,274.00
APPLICANT'S OPINION:	$389,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0769
APPLICANT:	KEARN, JANET
PARCEL NO.:	2628 064
PARCEL ADDRESS:	0075 CLIFFORD TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0815
APPLICANT:	C & B PROPERTIES LLC
PARCEL NO.:	3525 085
PARCEL ADDRESS:	0449 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,239,104.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0821
APPLICANT:	CHESSEN, KEVIN
PARCEL NO.:	0996 026
PARCEL ADDRESS:	3445 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,081,035.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0824
APPLICANT:	CHOW, LAM
PARCEL NO.:	4964 019
PARCEL ADDRESS:	0870V INGERSON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,693.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0848
APPLICANT:	CHAN, NORMAN
PARCEL NO.:	1530 001
PARCEL ADDRESS:	5001 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,175,993.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0883
APPLICANT:	MATSUMOTO, RUSSELL
PARCEL NO.:	2684 001
PARCEL ADDRESS:	0001 OAK PARK DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,486.00
APPLICANT'S OPINION:	$339,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0934
APPLICANT:	YEE, JOHN
PARCEL NO.:	1044 015
PARCEL ADDRESS:	0280 EUCLID AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,111,664.00
APPLICANT'S OPINION:	$2,040,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, September 27, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0483
APPLICANT:	SCOTT, JOHN
PARCEL NO.:	3730 166
PARCEL ADDRESS:	0073 SUMNER ST, #105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$626,682.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0547
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,447,014.00
APPLICANT'S OPINION:	$1,660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0548
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,441,200.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0577
APPLICANT:	DAVIS, MARY
PARCEL NO.:	3744 042
PARCEL ADDRESS:	0075 FOLSOM ST, 1200
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$743,534.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0618
APPLICANT:	1145 BUSH STREET LP
PARCEL NO.:	0644 020
PARCEL ADDRESS:	1661 SACRAMENTO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0619
APPLICANT:	MCATAMNEY, MARTIN
PARCEL NO.:	0602 021
PARCEL ADDRESS:	2077 JACKSON ST, 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$652,796.00
APPLICANT'S OPINION:	$504,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0628
APPLICANT:	TAYLOR VIEW LLC
PARCEL NO.:	0158 024
PARCEL ADDRESS:	1534 1544 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,292,401.00
APPLICANT'S OPINION:	$2,524,165.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0650
APPLICANT:	TAYLOR VIEW LLC
PARCEL NO.:	0614 012
PARCEL ADDRESS:	2300 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,776,685.00
APPLICANT'S OPINION:	$2,480,693.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0667
APPLICANT:	DUFF, PHILLIP
PARCEL NO.:	3726 058
PARCEL ADDRESS:	0520 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,594,278.00
APPLICANT'S OPINION:	$2,154,443.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0708
APPLICANT:	BLACK, STEVEN
PARCEL NO.:	0711A006
PARCEL ADDRESS:	1280 ELLIS ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$670,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0728
APPLICANT:	TRUONG, DAT
PARCEL NO.:	3750 595
PARCEL ADDRESS:	0077 DOW PL, 1309
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$819,166.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0758
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	3765 231
PARCEL ADDRESS:	0425 1ST ST, 3307
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$814,708.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0766
APPLICANT:	STRIKE, JONATHAN
PARCEL NO.:	0667 033
PARCEL ADDRESS:	1452 BUSH ST, # 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$771,276.00
APPLICANT'S OPINION:	$587,705.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, September 27, 2012 at 1:30 p.m.

Present: Donna Crowder, Richard Lee and Mark Watts

Quorum present

Chairperson: Donna Crowder, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0577	Mary Davis	Verbal Stipulation Approved
2011-0618	1145 Bush Street LP	Submitted
2011-0619	Martin Mcatamney	Verbal Stipulation Approved
2011-0728	Dat Truong	Submitted
2011-0766	Jonathan Strike	Verbal Stipulation Approved

The Board went into closed session at 2:55 p.m. to deliberate and take possible action on the above-submitted application. At the hour of 3:10 p.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2011-0618	1145 Bush Street LP	A.V. Lowered (Board)
2011-0728	Dat Truong	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0628	Taylor View LLC	Denied-No Show
2011-0650	Taylor View LLC	Denied-No Show
2011-0708	Steven Black	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0483	John Scott	Postponed
2011-0547	Donna Lee Yao	Postponed
2011-0548	Donna Lee Yao	Postponed
2011-0667	Phillip Duff	Withdrawn
2011-0758	Carmela Hammond	Postponed

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There being no further business, the Board, at the hour of 3:15 p.m. recessed to reconvene Monday, October 1, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 3, 2012

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